TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and located near
the property
The undersigned, legal owner(s) of the property situate in Baltimore County/and which is
described in the description and part attached hereto and made a part hereof, hereby petition for a
Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, was a substantial water
the xon xon the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as follows: for determination by

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of the above Special Hearing adv a sing, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the Loning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): of 20801 Keeney Mill Road Contract Purchaser: See attached for Petitioners signatures WAYNE JAKUM (Type or Print Name) (Type or Paint Name Signature BARBARA JAKUM City and State Attorney for Petitioner: Joseph S. Matricciani, Esq. (Type or Print Name) Freeland, Maryland 21053 City and State 321 Fallsway, Suite 307 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, Maryland 21202 Attorney's Telephone No.: __752-6757_____

ORDERED By The Zoning Commissioner of Baltimore County, this _____6tb___l___ day of _ | February _____, 19.85, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning oner of Baltimore County in Room 106, County Office Building in Towson, Baltimore _____18tb_____ day of ___March_____, 19.85__, at _1:30 o'clock

85-233-8PH

RECEIVED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of February , 19 8%

Zoning Commissioner

Petitioner Wayne Jakum, et ux

Petitioner's Joseph Matricciani, Esquire

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1985

COUNTY OFFICE BUDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 Joseph Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 Nicholas B. Commo

MEMBERS

State Roads Commiss

Bureau of Fire Prevention

Health Department

Project Planning

Industrial

Building Department Board of Education

Bureau of

and Petitioners.

RE: PETITION FOR SPECIAL HEARING

E/S Keeney Mill Rd., 1300' S

Keeney Mill 1, 6th District

HAROLD EICKOFF, et al.-Petitioners :

of Brook Val y Ct. (2080)

WAYNE JAKUM, et ux-Owners;

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 85-253-SPH

Phyllie Cole Friedman

Seter May Zumennan
Peter Max Zimmerman

People's Counsel for Baltimore County

.

ENTRY OF APPEARANCE

captioned matter. Notices should be sent of any hearing dates or other

proceedings in this matter and of the passage of any preliminary or final

Phyllis Cole Friedman

Deputy People's Counsel

I HEREBY CERTIFY that on this 5th day of March, 1985, a copy

Rm. 223, Court House

Towson, MD 21204

of the foregoing Entry of Appearance was mailed to Joseph S. Matricciani,

Esquire, 321 Fallsway, Suite 307, Baltimore, MD 21202, Attorney for Owners

494-2188

Please enter the appearance of the People's Counsel in the above-

RE: Item No. 196 - Case No. 85-253-SPH Petitioner - Wayne Jakum, et ux Special Hearing Petition

Dear Mr. Matricciani:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to determine the legality of the existing trailer that is being utilized for living purposes during construction of a dwelling on the subject property, this hearing is being requested.

As you are aware, a trailer permit (#63887) was approved by this office on September 17, 1984.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Richales B. Commader here NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures LIBER 5308 TAGE 044

This Declaration of Restrictions made this 16 day of October. 1972, by Joseph A. Bognanni of Baltimore County, State of Maryland, Declarant. WHEREAS the Declarant is the owner in fee simple of all those lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18A, 18B, 19, 20, 21, 22, 23 and 24, all as shown on Plat "A", Plat "B" and Plat "C" of a certain subdivision in the 6th Election District of Baltimore County entitled "BROOK VALLEY FARMS", which Plats are recorded among the Land Records of Baltimore County in Plat Book E. H. K., JR. No. 36, folio 1, 2 and 3; and,

WHEREAS, the Declarant for the purpose of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the covenants, conditions and restrictions hereinafter set forth.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That in consideration of the mutual benefits to be derived by him and by subsequent lot owners, the Declarant for himself, his successors and assigns, does hereby impose upon the aforesaid lots, the following covenants, conditions and restrictions, to wit:

1. The lote included on the aforesaid Plats and any houses, buildings or structur " now or hereafter erected thereon shall be occupied and used for private residential and agricultural purposes only, but no retail sales of agricultural products shall be permitted or conducted thereon. No dwelling shall be erected, altered; placed, or permitted to remain on any lot other than one (1) detached dwelling per two (2) acre tract, such dwelling not to exceed two and one-half etories in height, each dwelling being designed for occupancy by a single family, and a private garage for not more than two care. Single family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Private residential purposes shall not be interpreted to prohibit the use on any lot of a private

PETITIONER'S
EXHIBIT

HEER5308 HAR 045

roadway for the benefit of adjacent or adjoining lots.

2. No building, fence, wall, hedge, or other structure shall be commenced, erected, placed or altered in structure, or color, on any lot until the plans and specifications pertaining thereto, including color scheme and grading plan showing the location and setback of the structure, have been approved in writing by the Declarant, his successors and assigns, or duly appoint #gent. The Declarant shall have the right to refuse to approve any such plans or specifications, or grading and location plans which are not suitable or desirable, in his opinion, for esthetic or other reasons, and, in so passing on such plans, or specifications, or grading, and location plans, he shall have the right to take into consideration the suitability of the proposed building, or other structure, and of the materials of which it is built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure planned on the outlook from the adjacent or neighboring properties. In no event shall a two and one-half story or two story structure contain less than 1800 square feet of living area of which at least 1000 square feet shall be on the first floor; in no event shall a one and one-half story structure contain less than 1600 square feet of living area of which at least 1000 square feet shall be on the first floor; and in no event shall a one-story structure contain less than 1500 square feet of living area. Twenty-five percent of the square footage of an attached garage and/or breezeway may be used to compute the square footage of the living area of the dwelling. Basements, including basement garages, shall not be construed as living area. Basement area shall be considered any area which has one or more walls three feet below the finished grade. In the event of the failure of the purchaser or purchasers of said lots to obtain the required prior written approval of plans, specifications and grading studies as established in this paragraph, such purchasers hereby agree to reimburse the Declarant or his successor and assigns for all costs and expenses to which he may be put as a result of said failure including, but not limited to, Court costs and Attorneys fees.

January 25, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E. DIRECTOR

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

> Re: Item #196 (1984-1985) Property Owner: Wayne Jakum, et ux E/S Keeney Mill Rd. 1300'+ S. of Brook Valley Ct. District: 6th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Soning Advisory Committee in connection with the subject General:

Acres: 2.984

As no public facilities are involved, this office has no comment.

A. MARKLE, P.E., Chief Dureau of Public Services

JAM:EAM:ROP:88

NORMAN E. GERBER DIRECTOR

Mr. Armold Jablom Zoning Commissioner County Office Building Towson, Maryland 21204

3/7/85

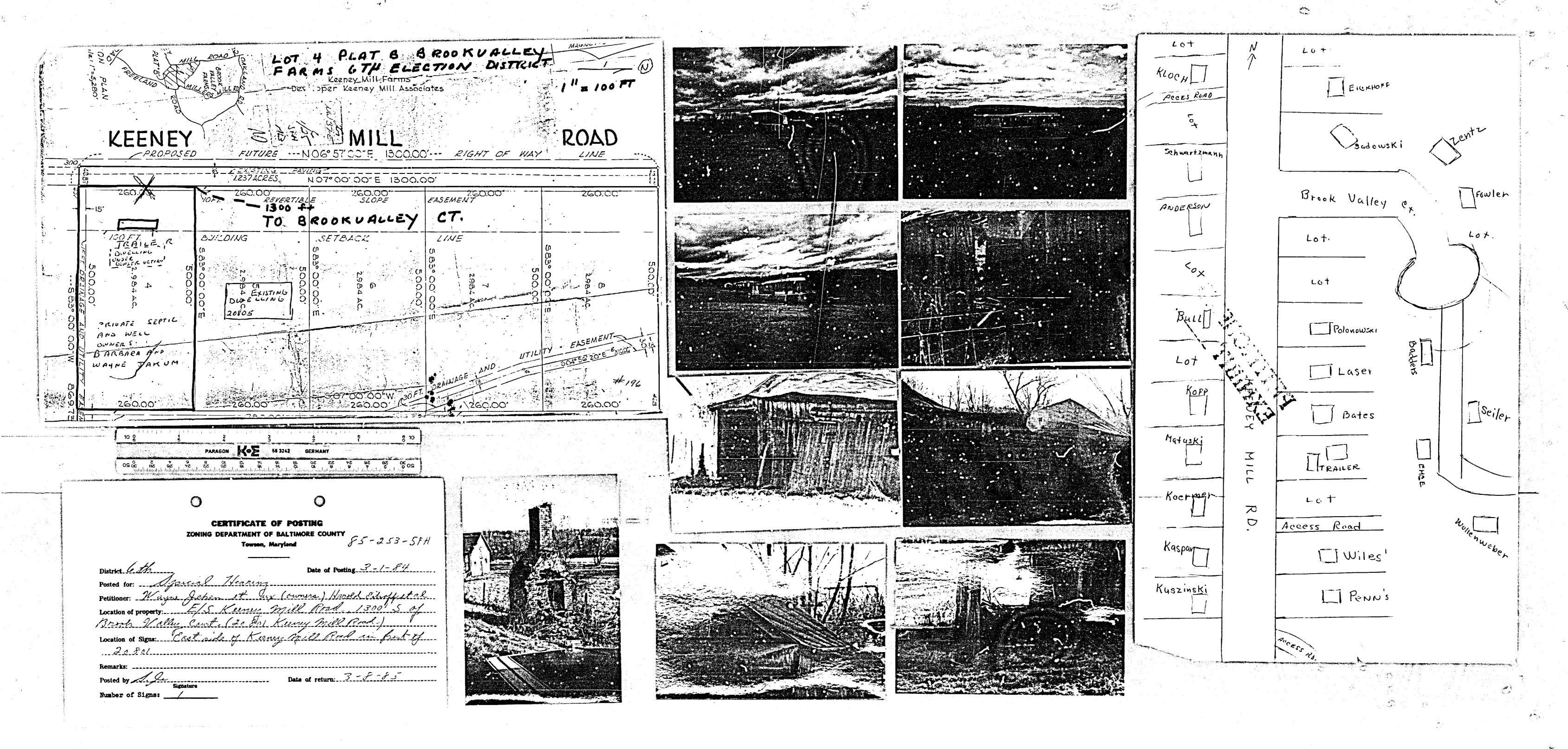
Re: Zoning Advisory Meeting of 1/16/85 Item 1 196 Property Owner: Wayne Jakum, of us Location: Els Kolmey mill Ro. 3 et Brood Valley Cour

The Division of Current Planning and Development has reviewed the

 X) There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
) A record plat will be required and must be recorded prior to issuance of a building permit.
) The access is not satisfactory.
) The parking arrangement is not satisfactory.
) Parking calculations must be shown on the plan.
) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development ()There are no site planning factors requiring comment. under the provisions of Section 22-98 of the Development Regulations.)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board)Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined b Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

					1
			Draft - July 9, 1964 - 7 -		
	- 5 -	Draft - July 9, 1964 _ 6 _			
			PROPOSED SUPPLEMENT TO ZONING REGULATIONS FOR BALTIMORE COUNTY	7 6 - July 0 1044 8 -	
	be detrimental to the health, safety, or general welfare of the locality	SECTION 415.6 - SCHEDULE OF USES PERTAINING TO TRAILERS	ZONING REGULATIONS FOR BALTIMORE COUNTY	Draft - July 9, 1964	
	involved.		" " " N3HF\		
	b. A temporary permit must be account for all a	R.40 R.20 R.10 R.6 R.G. R.A. B.L. B.M. B.R. M.R. M.L.R. M.L. M.H.	71.	TEXT:	
	b. A temporary permit must be procured from the Department of Permits	Trailer Park S.F. S.F. S.F. S.F. S.F. S.F. S.F. S.F	Proposed sunniament	SECTION 419 - CAR WASH	T Page
	and Licenses in cases covered by Sections 415.2a and 415.2b (1).	λ λ λ.Ε. λ.Ε.	Regulations establishing regulations and standard to	Applications for Special Expensions for any work as well all the late of the second state of the second st	
	Temporary permits shall be renewable annually.	25 acre	The pushper title in the second of the secon	17	
	c. In cases covered by subsections 415.1b, c, d, and e and 4 · .2b (2),			I TO THE TOUCHTON OF THE POST AND A STAND OF THE TOUCHTON OF THE PART WASH	
	extended-occupancy permits shall be subject to renewal every two	25 acre tract — — X — X — X	The Model Little Road Little	i and ediacest properties, the incors of indiess and ediest, the manual	
	years.	outside Metro- ^ ^ X X X X X — _ politan Dist.	To the provide of the second s	facturer's rated hourly production capacity of the equipment to be	
	415.5 - Application of other laws. All	pointan Dist.	public, especially as to waiting line storage with its subsequent traffic control problems.	installed, if available, or other evidence of the capacity of the	
	415.5 - Application of other laws: All provisions of Section 415 shall be further	1 to 25 acre S.E. S.E. X S.E. X X X X X X X X X X X X X X X X X X	wairing line storage with its subsequent traffic contact	equipment, the proposed waiting line capacity as required by Section	
	subject to the provisions of the Balti more County Building Code and other	tract outside Met. Dist.	The following text amendments and the proposed text of the new Section 419 are, therefore,	419.2, below, and such other information as may be required by the	
	pertinent sections of the Baltimore County Code, including but not limited	Mei. Dist.	recommended.	Office of Planning and Zoning.	
	to the regulations of the Department of Permits and Licenses, the Department	Prior residence x x x x x x x x x x x x x x x x	section 419 are, therefore,		
	of Health, the Fire Bureau, the Electrical Board, and the Plumbirg Board.	use	Amend Section 101 by inserting between the definitions of "Building Line" and "Cellar", the	419.2 - The lot on which the Car Wash is to be located shall be sufficient	
	415.6 - Schedule of uses pertaining to trailers (See schedule on following page).	Guest use X X X	following:	to provide on-site waiting line storage for a total number of vehicles	
	5 to Market (cos senedate on following page).	Office during*		equal to the number capable of being processed during one-half hour,	
		Construction	CAR WASH:	plus ten additional vehicles; where the equipment used is of an assem-	R office and a second
			CAR WASH: An area of land and/or a structure with machine or hand-operated facilities	bly line nature with labor supplied by the Car Wash Operator, there	Demonstrative .
		Residence during*	used principally for the cleaning, washing, polishing, or waxing of motor vehicles.	shall be a minimum of forty (40) on-site storage spaces.	and the same of th
			I WAING OF Motor wall (
		Sales Office X X X X X X X X X X	terminal and the second Exception, B.M. Zone Lucia	419.3 - The site plan must be approved by the Traffic Engineer of Baltimore	
		Trailer sales	Amend Section 233.4, Special Exception, B.M. Zone, by inserting "Car Wash" between "Bus by inserting "Car W. L.	County, the Department of Public Works, and the Office of Planning	
		and storage X X Y Y V V	terminal and "Excavations, Controlled". Amend Section 236.4, Special Exceptions, B.R. Zone, by inserting "Car Wash" between "Bus by inserting "Car Wash" between "Bus terminal" and "Cemetery".	and Zoning, Baltimore County.	
		~ ^ ^ ^ X X X			
		* Temporary use only	torni III		
		See Section 415.4 as to requirement for permits	Amend Section 270, Schedule of Special Exceptions, by inserting "Car Wash" between "Bus terminal" and "Cemetery"; the abbreviation, "S.E." will be shown under B.M. and B.R.;		
		· ·	X's will be shown under all other zones. Will be shown under B.M. and B.R.:		
		S.E.: Special Exception			
		— : Use permitted X Use prohibited			
		promotred			
			The Control of the State of the		
\mathcal{L}					
数 6.40 1.10 4 5 5 6 7 5 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				"你只是你,你是我们就是你的,你就是你的,你就是你的,你就是你的,你就是你的,你就是你的,你就是你的,你就是你的,你就是你的。""你就是你的,你就是你的,你就是 "我们是你的,你就是你的,你就是你的,你就是你的,你就是你的我们就是你的,你就是你的我们就是你的,你就是你的我们就是你的,你就是你的我们就是你的,你就是你的人,	「鬼は砂ましわり」が置きませた。 ホ
			- The special is		
			PETITION FOR SPECIAL HEARING Sth Election Literates		
		Pebruary 20, 1985	6th Election Literates	85-353-SPH	
			6th Election Literates	85-353-SPH	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307	LOCATION: East side Keeney Mill Road, 1,800 ft. South of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:80 P.M. PUBLIC HEARING: Room	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.	
		Joseph S. Metricciani, Esquire	LOCATION: East side Keeney Mill Road, 1,800 ft. South of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M.	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md.,Feb28,1985	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING	LOCATION: East side Keeney Mill Road, 1,300 ft. South of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M. PUBLIC HEARING: Reem 108, County Office Building, 71 West Chesspeake Avenue, Towson, Maryland The Zoning Commiss mer of Baltimore County, by authority THIS IS TO CERTIFY, that the annexed advertisement was	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md.,Feb28,1985 THIS IS TO CERTIFY that the appeared Reg#L70366, P. 0. #63043	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Patition for Special Hearing	LOCATION: East side Keeney Mill Road, 1,800 ft. South of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1965 et 1:30 P.M. PUBLIC HEARING: R c o m 106, County Office Building, 1º West Chempeake Avenue, Towson, Maryland The Zoning Commiss wer of Baltimore County, by authority of the Zoning Act and Regu- letters of Baltimore County.	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb. 28,1985 THIS IS TO CERTIFY that the annexed Reg#L70366 P.O.#63043 was published for one (1) ***********************************	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Rd., 1300' S of Brook Valley Ct. (20801 Keeney Mill Road)	LOCATION: East side Keeney Mill Road, 1,300 ft. South of Brook Valley Court (2000) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1905 at 1:30 P.M. PUBLIC HEARING: Roam 106, County Office Building, 1º West Chempeake Avenue, Towson, Maryland The Zoning Commiss mer of Baltimore County, by authority of the Zoning Act and Regu- lations of Baltimore County, with hold a public hearing: Petrion for Special Hearing Published in THE JEFFERSONIAN, a weekly newspaper printed	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb. 28,1985 THIS IS TO CERTIFY that the annexed Req#L70366 P.0.#63043 was published for one (1) ***Constant West, days previous to the 27th day of February 1985 in the Carroll County Times, a daily newspaper published	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Yill Ri., 1300' 8 of Brook	LOCATION: East side Keeney Mill Road, 1,300 ft. Bouth of Brook Valley Court (2000) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1986 at 1:30 P.M. PUBLIC HEARING: Recell 108, County Office Building, 1 West Chempeake Avenue, Towson, Maryland The Zoning Commiss ver of Baltimore County, by authority of the Zoning act and Regu- lations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Bal- timore County Zoning Regula- tions for determination by the Towson, Baltimore County, Mill Doll a public hearing: Petition for Special Hearing under Section 500.7 of the Bal- timore County Zoning Regula- tions for determination by the Towson, Baltimore County, Md., appearing on The County Zoning Regula- tions for determinations and/or	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb. 28,1985 THIS IS TO CERTIFY that the annexed Reg#L70366 P.0.#63043 was published for one (1) ***********************************	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABION ZONING COMMISSIONER March 13, 1985 Joseph S. Matricciani, Esquire	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Ri., 1300' S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Eickoff, et al. Petitioners	LOCATION: East side Keeney Mill Road, 1,300 ft. Bouth of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M. PUBLIC HEARING: Rec m 106, County Office Building, 1º West Chempeake Avenue, Towson, Maryland The Zoning Commiss wer of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Socion 500.7 of the Baltimore County, will hold a public hearing: Petition for determination by the turns for determination by the Zoning Commissioner and/or Depuxy Zoning Regula- tions Commissioner and/or Depuxy Zoning Commissioner February 28 19 85	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb. 28,1985 THIS IS TO CERTIFY that the annexed Req#L70366 P.0.#63043 was published for one (1) ***********************************	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER March 13, 1985 Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Yill R1., 1300' S of Brook Valley Ct. (20801 Keeney Nill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitioners Case No. 85-253-SPH	LOCATION: East side Keeney Mill Road, 1,300 ft. Bouth of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M. PUBLIC HEARING: Rec m 106, County Office Building, 1º West Chempeake Avenue, Towson, Maryland The Zoning Commiss wer of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Socion 500.7 of the Baltimore County, will hold a public hearing: Petition for determination by the turns for determination by the Zoning Commissioner and/or Depuxy Zoning Regula- tions Commissioner and/or Depuxy Zoning Commissioner February 28 19 85	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 28,1985 THIS IS TO CERTIFY that the annexed Req#L70366 P.0.#63043 was published for one (1) ***CERTIFY** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER March 13, 1985 Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Rd., 1300'S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitioners Case No. 85-253-SPH TIME: 1:30 P.M.	LOCATION: East side Keeney Mill Road, 1,300 ft. Bouth of Brook Valley Court (2080) Keeney Mill Road) DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M. PUBLIC HEARING: Rec m 106, County Office Building, 1º West Chempeake Avenue, Towson, Maryland The Zoning Commiss wer of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Socion 500.7 of the Baltimore County, will hold a public hearing: Petition for determination by the turns for determination by the Zoning Commissioner and/or Depuxy Zoning Regula- tions Commissioner and/or Depuxy Zoning Commissioner February 28 19 85	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 28,1985 THIS IS TO CERTIFY that the annexed Req#L70366 P.0.#63043 was published for one (1) ***CERTIFY** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) **** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1) *** that the annexed Req#L70366 P.0.#63043 was published for one (1)	
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	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 RE: Petition for Special Hearing E/S Reeney Mill Rd., 1,300° S of Brook Valley Ct. (20801 Reeney Mill Road)	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Rd., 1300'S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitioners Case No. 85-253-SPH TIME: 1:30 P.M.	CERTIFICATE OF PUBLICATION Best side Keeney Mil Road, 1,300 ft. Bouth of Brook Valley Court (2001 Keeney Buil Road) DATE A'ID TURE: Monday, March 13, 100 st. 1:30 P.M. PUBLIC HEARING: R.o. m. 108, County Office Building, 1' West Chempeake Avanus, Towson, Maryland The Zoning Commiss wer of Beltimore County, by suthority of the Zoning Act and Regul- lations of Beltimore County, will hold a public hearing: Petition for Special Hearing under Socion 50.9, of the Bel- timore County Zoning Regula- tions for determination by the Zoning Commissioner as follows: 1) Fig. Bection 415.1 g. 3) For interpretation of B.C.Z. R., Bection 415.1 g. as it re- lates to the property known as 2001 Keeney Mil Road located in Baltimore County ty, Maryland (hereinafter zonetime referred to at the "property") and as k. it re- lates to the property known as 2001 Keeney Mil Road located in Baltimore County ty, Maryland (hereinafter zonetime referred to at the "property") and as k. it re- lates to a certain point. The LEFFERSONIAN,	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb. 28,1985 THIS IS TO CERTIFY that the annexed Req#L70366 P.O.#63043 was published for one (1) ***CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	
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	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABION ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 March 13, 1985 Respectively contained the service of t	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Ri., 1300' S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitionera Case No. 85-253-SPH TIME: 1:30 P.M. DATE: Monday, March 18, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake	CERTIFICATE OF PUBLICATION Rocations Desired Main Road (1,500 ft. South of Brook Valley Court (2000) Receny Mill Road (1,500 ft. South of Brook Valley Court (2000) Receny Mill Road (1,500 ft. South of Brook Valley Monday, 100 ft. South of Workey, Maryland The Zoning Commiss wer of Salitimore County, by authority of the Roning Act and Requisitions of Salitimore County, by authority of the Roning Act and Requisitions of Salitimore County, Brook of the Salitimore County, Brook of the Salitimore County Road (1,500 ft. South of the Salitimore County Road (1,500 ft. South of Sali	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md.,Feb 28,1985	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABION ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 March 13, 1985 RE: Petition for Special Hearing E/S Keeney Mill Rd., 1,300° S of Brook Valley Ct. (20801 Keeney Mill Road) Harold Eickoff, et al - Petitioners Case NO. 83-253-5FH Dear Mr. Matriccianit This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building.	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Ri., 1300' S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitionera Case No. 85-253-SPH TIME: 1:30 P.M. DATE: Monday, March 18, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake	Solution District DOCATION: Design and Solution of Brook Valley Court (2001) Received with TMER: Monday, March 18, 1986 at 120 P.M. PUBLIC HARAING: Rec m 108, County Cities Building, P. Words, Maryland The Ecoling County Cities Building, P. Words, Maryland The Ecoling County Cities Building, P. Words, Maryland The Soling County Cities Building, P. Words, Maryland County, Will hold a publish hearing: The Soling Regulations of Battimore County, Will hold a publish hearing: The Soling Regulations of Battimore County, Maryland County, Will hold a publish hearing: The Soling Regulations of County and Soling Regulations of County and Soling Regulations of County and Soling Regulations of County, Maryland Commissioner as follows: If For interpretation of B.C. R. Section 418.1; as 01 county of the Soling Regulations of County, Maryland County,	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 28,1985. THIS IS TO CERTIFY that the annexed Req#1.70366 P.O.#63043 was published for one (1)	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOXD JABION ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 March 13, 1985 RE: Petition for Special Hearing E/S Neeney Mill Rd., 1,300° S of Brook Valley Ct. (20801 Keeney Mill Road) Harold Elckoff, et al - Petitioners Case NO. 85-253-SFH Dear Mr. Matricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RE: Petition for Special Hearing E/S Keeney Mill Ri., 1300' S of Brook Valley Ct. (20801 Keeney Mill Road) Wayne Jakum, et ux and Harold Bickoff, et al, Petitionera Case No. 85-253-SPH TIME: 1:30 P.M. DATE: Monday, March 18, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake	Sea Blacking Lindred LOCATION: Dear and Secrety His Road, 1:300 ft. South of Brook Valley Court (2000) LOTE ATO THEE: Monday, March 18: 1989 st. 1:300 ft. M. PURILIC HARAING: Roam 1:00, County Cities Building, Townon, Maryiand The Roing Counties were of Baltimore County, by authority of the Roining Act and Requi- lations of Baltimore County, by authority of the Roining Acting by the Building Commissioner and/or Deporty Eoning Commissioner If for interpretation of B.C. I St., Rection Mill. & B.C. I For interpretation of B.C. I How the second of the	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., .Feb28,19.85	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABION ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 RE: Petition for Special Hearing E/S Neeney Mill M., 1,300' S of Brook Vailey Ct. (20801 Keeney Mill Road) Harold Elckoff, et al - Petitioners Case NO, 85-253-SPH Dear Mr. Hatricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely,	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING PE: Petition for Special Hearing E/S Keeney Mill R4., 1300' S of Brook Valley Ct. (2080) Keeney Mill Road) Wayne Jakum, et ux and Harold Elckoff, et al, Petitioners Case No. 85-253-SPH TIME: 1:30 P.X. DATE: Monday, March 18, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland	the Restal List of the Scenery Mill Road List of the South of Brook Valley Court (2001) DATE AND THEEL Monday, March is 1900 et al 100 P.M. PUBLIC HEARTMOI Room of I'V Wood Champanha Avenue, Townon, Maryland The Zoning Commiss wer of Battimore Country, by authority of the Zoning And and Rore, Will hold a public hearing: Pestein for Service Hearing under Souther Xoning Restal- tions for desermination by the Zoning Commissionery and/or La follows: 1) For incorposation of B.C. R. Beefor 6131 g as it re La JOHN Commissionery and/or La follows: 2) For incorposation of B.C. R. Beefor 6131 g as it re La JOHN Commissionery and/or La follows: 3) For incorposation of B.C. R. Beefor 6131 g as it re La JOHN Commissionery and/or La follows: 4) For incorposation of B.C. R. Beefor 6131 g as it re La JOHN Commissionery and/or La follows: 4) For incorposation of B.C. R. Beefor 6131 g as it re La JOHN Commissionery and/or La follows: 5) For incorposation of B.C. R. Beefor 6131 g as it re La L	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 28, 1985	
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	CALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWNOSON, MARYLAND 21204 494-3353 ARNOLD JADION ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 ARNOLD JADION ZONING COMMISSIONER March 13, 1985 RE: Petition for Special Hearing E/S Reeney Mill Rd., 1,300° S of Brook Valley Ct. (20801 Keeney Hill Road) Barold Elchoff, et al - Petitioners Case NO. 85-233-SFH Dear Mr. Matricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF FIFANCE - REVENUE DIVISION NO. 005321 OLD JABLON	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING PE: Petition for Special Hearing E/S Esensy Will Rd., 1300' S of Brook Valley Ct. (20801 Keensy Nill Road) Wayne Jakun, et ux and Harold Elekoff, et al, Petitioners Case No. 85-233-SPH TIME: 1:30 P.M. DATE: Monday, March 18, 1935 PLACE: Room 106, County Office Building, Ill West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY, MARYLAND DATE: No. 002150	CERTIFICATE OF PUBLICATION Location of Receivery Mid Rood, 1200 ft. Sports of Receivery Mid Room, 1200 ft. Sports of Receivery Receivers Receivery Rece	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 26,1985	
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	DALTIMORE COUNTY OF REAL PROPERTY OF SECULD AND ANALYLAND 21204 JOSEPH S. Hatricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Haryland 21202 RE: Petition for Special Hearing E/S Neaney Mill Rd., 1,300° S of Brook Valley Ct. (2080) Leaney Mill Road) Harold Elchoff, et al - Petitionars Case NO. 85-233-SPH Dear Hr. Hatricciani: This is to advise you that S87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF FIRANCE, REVENUE DIVISION MISCELLANGUS CASH RECEIPT DATE HARCH AS LEGIST AMOUNT S. 7-58	Joseph S. Matricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Maryland 21202 NOTICE OF HEARING RS: Potition for Special Hearing E/S Keeney Will R1., 1300' 8 of Brook Walley Ct. (2080) Keeney Mill Road) Wayne Jakun, et ux and Harold Elckoff, et al, Petitioners Case No. 85-233-SPH TIME: 1:30 P.M. DATE: Monday, Karch 18, 1995 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - Revenue Division MISCELLANEOUS CASH RECEIPT DATE: 1/10/55 ACCOUNT. \$ 35.00	CERTIFICATE OF PUBLICATION Robins (Commission of Commission of Commissi	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md. Feb. 28, 1985. THIS IS TO CERTIFY that the annexed .Reg#170365 P.O.#63043 was published for one. (1) ***CUCRESING ***CPER*********************************	
	CALTIMORE COUNTY OFFICE OF PLANNING 6 ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABON ZONING COMMISSIONER March 13, 1985 March 13, 1985 March 13, 1985 RE: Petition for Spacial Hearing Z/S Neeney Mill Rd., 1,300° S of Brook Vallay Ot., 20801 Keeney Mill Road) Harold Sickoff, et al - Petitioners Case NO. 85-233-SPH Dear Mr. Matricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OTRIGE OF BRIPMORE PREVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE OF BRIPMORE PROVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE OF BRIPMORE PROVEN	Joseph S. Matricciani, Esquire 221 Falisway, Suite 307 Baltinore, Maryland 21202 NOTICE OF HEARING FEP Petition for Special Hearing Els Petition for Special Hearing Els Reemy Mill M., 1300 s of Brook Valley Ct. (2030) Keeney Mill Read) Wayne Jakun, et ux and Barold Elckoff, et al, Petitionera Case No. 85-233-SPR TIME: 1:30 P.Y. DATE: Monday, Karch 18, 1995 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY. MARYLAND OFFICE OF FINANCE: REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 1/10/8 5 ACCOUNTY U1-615-000 AMOUNT: \$ 35.00 RELEVED IM. Mail of + Wastel City 11 FROM: 1446 FROM: 1446 From: 5PH # 1966	CERTIFICATE OF PUBLICATION Robins (Commission of Commission of Commissi	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md. Feb. 24, 1985. THIS IS TO CERTIFY that the annexed Regit/70366 P. 0. 463043 was published for one. (1) *********************************	
	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 AGA-3035 ARNAD ABION REI Patition for Special Hearing 2/8 Neeney Mill Rd., 1,300° S of Brook Vallay Ct. (20801 Neeney Mill Rand) Harold Richoff, et al - Petitioners Case NO. 85-233-878 Dear Mr. Matricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF PINAME - REVENUE DIVISION MISCELIANEOUS CASH RECEIPT AMOUNT \$17.55 **CREATED ALLERS AND A	Joseph S. Matricciani, Esquire 321 Falisway, Suite 307 Baltisore, Maryland 21202 NOTICE OF HEARING RE, Fetition for Special Hearing E/S Keensy Mill Rin, 1300's of Brook Valley Ct. (20201 Keensy Mill Road) Wayne Jakus, et ux and Herold Blekoff, et al, Petitioners Case No. 85-253-3FE TIME: 1:30 P.M. DATE: Monday, March 18, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Seliamore County, Maryland BALTIMORE COUNTY, MARYLAND OFFIce of Finance-Revenue Division MISCELLANEOUS CASH RECEIPT DATE: 1/10/5 5 Account U1-615-000 ABOUNT \$ 35.00 **Ecuve IMC Mains + Mitriccian; For. July for fam Sph # 196 C 133222200555113 11155	CERTIFICATE OF PUBLICATION Robins (Commission of Commission of Commissi	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md. Feb. 28, 1985. THIS IS TO CERTIFY that the annexed .Reg#170365 P.O.#63043 was published for one. (1) ***CUCRESING ***CPER*********************************	
	DALTIMORE COUNTY OF REAL PROPERTY OF SECULD AND ANALYLAND 21204 JOSEPH S. Hatricciani, Esquire 321 Fallsway, Suite 307 Baltimore, Haryland 21202 RE: Petition for Special Hearing E/S Neaney Mill Rd., 1,300° S of Brook Valley Ct. (2080) Leaney Mill Road) Harold Elchoff, et al - Petitionars Case NO. 85-233-SPH Dear Hr. Hatricciani: This is to advise you that S87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF FIRANCE, REVENUE DIVISION MISCELLANGUS CASH RECEIPT DATE HARCH AS LEGIST AMOUNT S. 7-58	Joseph S. Matricciani, Esquire 221 Falisway, Suite 307 Baltinore, Maryland 21202 NOTICE OF HEARING FEP Petition for Special Hearing Els Petition for Special Hearing Els Reemy Mill M., 1300 s of Brook Valley Ct. (2030) Keeney Mill Read) Wayne Jakun, et ux and Barold Elckoff, et al, Petitionera Case No. 85-233-SPR TIME: 1:30 P.Y. DATE: Monday, Karch 18, 1995 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY. MARYLAND OFFICE OF FINANCE: REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 1/10/8 5 ACCOUNTY U1-615-000 AMOUNT: \$ 35.00 RELEVED IM. Mail of + Wastel City 11 FROM: 1446 FROM: 1446 From: 5PH # 1966	CERTIFICATE OF PUBLICATION Robins (Commission of Commission of Commissi	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md. Feb. 28, 1985. THIS IS TO CERTIFY that the annexed .Reg#170365 P.O.#63043 was published for one. (1) ***CUCRESING ***CPER*********************************	
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	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 AGA-3035 ARNAD ABION REI Patition for Special Hearing 2/8 Neeney Mill Rd., 1,300° S of Brook Vallay Ct. (20801 Neeney Mill Rand) Harold Richoff, et al - Petitioners Case NO. 85-233-878 Dear Mr. Matricciani: This is to advise you that \$87.58 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, BALTIMORE COUNTY, MARYLAND OFFICE OF PINAME - REVENUE DIVISION MISCELIANEOUS CASH RECEIPT AMOUNT \$17.55 **CREATED ALLERS AND A	Joseph S. Matricciani, Esquire 321 Falisway, Suite 307 Baltisore, Maryland 21202 NOTICE OF HEARING PE: Petition for Special Hearing E/S Keeney Mill Rat., 1300 S of Brook Valley Ct. (2001) Seeney Mill Road) Wayne Jakus, et us and Harold Elekoff, et al, Petitioners Case No. 85-253-SFH TIME: 1:30 P.M. DATE: Monday, March 18, 1935 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Office or Finance Revenue Division MISCELLANEOUS CASH RECEIPT DATE: 1/10/55 ACCOUNT MICH File County AMOUNT \$ 35.00 AMOUNT \$ 36.00 A	CERTIFICATE OF PUBLICATION Robins (Commission of Commission of Commissi	LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. Westminster, Md., Feb., 28,1985. THIS IS TO CERTIFY that the annexed. Reg4L70366 P.O.463043 was published for. one. (1)	



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that the property owners, Mr. and Mrs. Wayne Jakum, are using a trailer on the subject property, zoned R.C.2, for their temporary residence until such time as the home they are constructing is finished; that a permit was previously issued allowing the placement of the trailer; that the Petitioners, all adjacent property owners, argued that said trailer is not permitted for the stated purpose of a temporary residence; and that by reason of the health, safety, and general welfare of the community being adversely affected, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of March, 1985, that the trailer being used as the temporary residence of the Jakums' must be removed from the instant property on or before November 15, 1985. If the trailer remains on the site for any reason beyond that date, the Jakums' will be in violation of this Order and a citation will be issued to the District Court of Maryland subjecting the Jakums to a potential fine of \$100 per day for each day the trailer remains on the site beyond November 15, 1985 as the violation shall be considered a separate and distinct violation for each day it remains.

AJ/srl

cc: Joseph S. Matricciani, Esquire

Bebe George, Esquire People's Counsel

LIBER 5308 FACEO 46

3. No structure of a temporary character such as, but not limited to, a trailer, tent or shack, shall be placed or used on any of the lots aforesaid as a residence or for storage or as an auxiliary building either temporarily or permanently, except that a temporary structure such as a trailer may be placed and used thereon if it be used and operated solely in connection with the construction of permissable permanent improvements; provided, however, that such temporary structure shall be removed from the premises within thirty (30) days after completion of the construction. the permissable permanent improvement; and provided, further, that any residence constructed on such lot shall be completed within twelve (12) months from the date of beginning of such construction.

- 4. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the aforesaid recorded Plats. The owner or owners of the lots thereon shall assume the responsibility for and shall bear the costs of extending any necessary underground electric service to their respective
- 5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Before construction of a dwelling the owner shall maintain the lot in a reasonable manner such as mowing underbrush and removing fallen trees.
- 6. Horses, ponies and livestock, with the exception of pigs, are permitted to be kept on lots two (2) or more acres in size provided that such horses, ponies and livestock are properly housed in a stable or barn and attached paddock. A maximum of two dogs and two cats are permitted provided that they are properly
- 7. The Declarant, his successors and assigns, reserves the right to waive such portion of the protective covenants placed on this property as he deems necessary in the best interest of the development as determined by his judgment.

LIBER5308 FAGE047

- 8. The Declarant reserves the right to alter lines between lots owned by the Declarant.
- 9. Owners of lots shall be responsible for complying with the Health Department Regulations of Baltimore County and/or the State of Maryland in regard to the drilling of a well and the installation of a private sewer system on their
- 10. The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or the owner of any part of said land included in said Plats, their respective legal representatives, heirs, successors and assigns, and failure by the Declarant or any such owner or owners to enforce any restriction, condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
- 11. All the restrictions, conditions, covenants, charges and agreements herein contained shall be in perpetuity, provided however, that at any time after fifteen (15) years from the date of the recording hereof, the restrictions, conditions, covenants and agreements herein set forth may be cancelled, annulled or abrogated in whole or in part, by the recording in the Land Records of Baltimore County an appropriate instrument or instruments in writing executed by the then owners (not including Mortgagees) of the majority of the lots included on said Plats which instrument or instruments shall specifically set forth the provisions that are thereby cancelled, annulled or abrogated.
- 12. Invalidation of any of these covenants, agreements, restrictions or conditions by judgment or Court Order shall in no wise effect any of the other provisions which shall remain in full force and effect.
- 13. The owners of Lots 2, 3, 19 and 20 shall have the right to the use in common of a twenty-four (24) foot wide right of way extending easterly from Keeney Mill Road. The center line thereof beginning at a point in Keeney Mill Road where

LIBER5308 PAGE 048

the same is intersected by the division line between lots 19 and 20 running thence from the center line thereof along said division line South 83 degrees sero minutes zero seconds East five hundred (500) feet to the end of said right of way. Cost of maintenance of the right of way including the costs of mowing the grass shoulders and snow removal shall be borne as follows: Twenty (20) percent by the owner of Lot 2; Twesty (20) percent by the owner of Lot 3; Thirty (30) percent by the owner of Lot 19; Thirty (30) percent by the owner of Lot 20. In the event that the cwners of said lots desire to improve said right of way, then the type and nature of improvement shall be decided by a majority vote of the owners of said lots.

14. The restrictions, conditions, covenants, charges and agreements hereinabove set forth shall apply only to and bind the said lots shown on said Plat "A", Plat "B" and Plat "C" of said BROOK VALLEY FARMS, and, notwithstanding anything to the contrary herein contained, shall not apply to nor bind, nor be construed nor implied to apply to or bind any remaining land of the

AS WITNESS the Hand and Seal of Joseph A. Bognanni, Declarant and Owner of the lots shown on aforementioned Plats.



EITY STATE OF MARYLAND, OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 16 day of October, 1972, before me, the subscriber. a Notary Public of the State of Maryland, in and for the Course of Painter of Baltimore, personally appeared JOSEPH A. BOGNANNI, the above named Declarant, and he acknowledged the foregoing Declaration of

Restrictions to be his act. OSSI-+++ PESSOE ZEBIWATNESS my hand and Notarial Seal. Rec'd for record OCT 19 1972 at Per Elmer, H. Kahline, Jr., Clerk -

Wall to loval a Rognomer Receipt No. / 8 13.50 -5- Gary J. Hale

JAN 17,1955

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

18,20

Zoning Item # 196, Zoning Advisory Committee Meeting of 1985

Property Owner: Wayne Jakum set ux Els Keeney Mill Road Water Supply Septic System Sewage Disposal well drilled

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-
- ments for such installation/s before work begins.

 A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts
- nto the atmosphere. () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
-) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of dealth for review and approval. For more complete information. contact the Recreational Hygiene Section, Division of Environmental Support
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 196 Zoning Advisory Committee Meeting of JAN 16, 1985

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- Soil percolation tests (have been/must be) conducted. The results are valid until
- Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until
- is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted. (1) Others Prior to occupancy of single family dwelling under construction, trailer must be removed from site. A
- plumbing permit will be required to connect existing WATER Lines and service system to the way house, at which time the trailer MUST be disconnected AND REMINED FROM SITE.

Ian J. Fornest, Director

BUREAU OF ÉNVIRONMENTAL SERVICES

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586 494-4500 Paul H. Reincke

January 23, 1985

Mr. William Hammond Toning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Wayne Jakum, et ux

Location: E/S Keeney Mill Rd., 7300' S. of Brook Valley Ct. Zoning Agenda: Meeting of 1/16/85 Item No.: 196

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in
- accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved; as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3610 TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21200

Dear Mr. Jablon: Comments on Item #196 Zoning Advisory Committee Meeting are as follows:

Wayne Jakum, et ux E/S Keeney Mill Road, 1300 + S. of Brook Valley Court R.C. 2 Proposed Zoning: Special Hearing to legalize a trailer for temporary use.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-
- B. A building/& other permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Mon-reproduced seals
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- [7.] Requested variance appears to conflict with the Baltimore County Building Code, Section 514.0.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required con-
- Comments -As most mobile units are constructed under Federal Mobile Home Regulations, they do not comply with Building, Plumbing, or Electrical Codes used for structures. For this reason they are treated as a mobile unit and are not to be a permanent structure. See Section 623.0. See Section 514.1 for temporary uses. New mobile home installations require State seals of certification be attached to the mobile unit. For further information on NOTF: These comments reflect only on the information provided by the drawings sub- mobile units mitted to the office of Planning and Soning and are not intended to be construed as the full extent of any per 1. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Joseph Nolan,

Assistant Buillings Engineer at Charles L. Burnham, Chief

SS 20 1283 (2) R

Gentlemen:

Plans Review

January 23, 1985

1. For interpretation of BCZR Section 415.1.g. 2. For interpretation of BCZR Section 415.1.g as it relates to the property known as 20801 Keeney Mill Road located in Baltimore County, Maryland (hereinafter sometimes referred to as the "property") and as it relates to a certain permit to use a trailer for temporary living purposes on said property. Permit dated 12-11-84, No. 84-A, issued to Wayne and /or Barbara Jakum (hereinafter sometimes referred to as the "permit").

3. For determination of whether BCZR permits the use contemplated by the permit on the property.

4. For determination of whether the permission to p_mit the use of a trailer for temporary living purposes at or on the property should be revoked and/or whether the permit should be

5. For determination whether the two year period granted for use of the trailer on the property is "temporary" within the meaning of the BCZR and of whether the two year period is reasonable under the circumstances of this case.

6. For determination that the costs of these proceedings should be reimbursed to the Petitioners.

PETITIONERS: lelen Eickoff / 21005 Keeney Mill Road 21005 Keeney Mill Road Freeland, Maryland 21053 Freeland, Maryland 21053 Donald Seiler Kryst∦ana Seilér 20 Brooke Valley Court 20 Brooke Valley Court Freeland, Maryland 21053 Freeland, Maryland 21053 George Emge, Jr. 7 Brooke Valley Court 7 Brooke Valley Court C Freeland, Maryland 21053 Freeland, Maryland 21053 Vayne Haddus Marlace Kad Barbara Badders Endder Wayne Badders
5 Brooke Valley Court 5 Brooke Valley Court Freeland, Maryland 21053 Freeland, Maryland 21053 Darrell Wiles 20717 Keeney Mill Road 20717 Keency Mill Road Freeland, Maryland 21053 Freeland, Maryland 21053 Jeanne Penn Jeanne Penn 20715 Keeney Mill Road 20715 Keeney Mill Road Freeland, Maryland 21053 Freeland, Maryland 21052 Albert Kaspar Idueme S. Kaspar 20716 Keeney Mill Road 20716 Keeney Mill Road Freeland, Maryland 21053 Freeland, Maryland 21053 Jahren Koermen Patricia Koermer 20720 Keeney Mill Road Freeland, Maryland 21053 Freeland, Maryland 21053 Margaret Harize MH 20720 Keeney Mill Road Freeland, Maryland 21053

PROPERTY DESCRIPTION

The property is known as 20801 Keeney Mill Road and is

located in Baltimore County, Maryland.

Continued on next page

6th Election District

Court (20801 Keeney Mill Road)

East side Keeney Mill Road, 1,300 ft. South of Brook Valley LOCATION:

13 22

30%

10

DATE AND TIME: Monday, March 18, 1985 at 1:30 P.M.

Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING:

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for determination by the Zoning Commissioner and/or Deputy Zoning Commissioner as follows:

1) For interpretation of B.C.Z.R., Section 415.1.g.

2) For interpretation of B.C.Z.R., Section 415.1.g as it relates to the property known as 20801 Keeney Mill Road located in Baltimore County, Maryland (hereinafter sometimes referred to as the "property") and as it relates to a certain permit to use a trailer for temporary living purposes on said property. Permit dated 12/11/84, No. 84-A, issued to Wayne and/or Barbara Jakum (hereinafter sometimes referred to as the "permit").

3) For determination of whether B.C.Z.R. permits the use contemplated by the permit on the property.

4) For determination of whether the permission to permit the use of a trailer for temporary living purposes at or on the property should be revoked and/or whether the permit should be revoked.

5) For determination whether the 2 year period granted for use of the trailer on the property is "temporary" within the meaning of the B.C.Z.R. and whether the 2 year period is reasonable under the circumstances of this case.

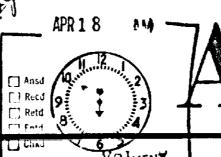
6) For determination that the costs of these proceedings should be reimbursed to the Petitioners.

Being the property of Wayne Jakum, et ux, and petitioned by Harold Eickoff, et al, as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CITIZENS' ALLIANCE OF NORTHERN BALTIMORE COUNTY



April, 1985

0

20804 Keeney Mill Road Freeland, Maryland 21053

20908 Keeney Mill Road

Joyce Myers

21004 Keeney Mill Road

21006 Keeney Mill Road

20709 Keeney Mill Road

Virginia Wollenweber

9 Brooke Valley Court Freeland, Maryland 21053

Freeland, Maryland 21053

Virginia Hollenweber

Freeland, Maryland 21053

Freeland, Maryland 21053

Freeland, Maryland 21053

Wanne Achwarzmann Joanne Schwarzmann

PRESIDENT'S CORNER are interested in your thinking about by JOE MATRICCIANI

PETITIONERS: (continuation)

20804 Keeney Mill Road

Faul Schwarzmann

20908 Keeney Mill) Road

Freeland, Maryland 21053

William Myers
21004 Keeney Mill Road

Freeland, Maryland 21053

21006 Keeney Mill Road

20709 Keeney Mill Road

Freeland, Maryland 21053

Logie Bates Logice Bates Mill Rd.

Freeland, ma. 21053

Charles A. Wollenweber

9 Brooke Valley Court Freeland, Maryland 21053

6 Brooke Valley Court Freeland, Maryland 21053

21001 Keeney Mill Road Freeland, Maryland 21053

Freeland, Maryland 21053

Paul Kloch

Freeland, Maryland 21053

In my last column, I indicated that the Alliance would be considering ways to improve our organization and our service to the community. Since then the Board of the Alliance has been engaged in lively debate concerning this vital issue. A consensus is emerging that a major problem area in Northern Baltimore County is the poor to non-existent enforcement of zoning regulations.

Board members have received complaints regarding zoning violations of long standing duration which have not been corrected. The Board is concerned that whether the Alliance should be involved dates to the membership: in this area and, if so, how.

If we elect to pursue these matters as Vice President -- Lucy Ikeler an organization, it must be with your Secretary support. We realize that the strength Treasurer of the Alliance is and has always been Board Members -- Marty Hackett its committed and involved membership and that any project undertaken without support is doomed to failure. Accordingly. I encourage you to let us hear from you regarding this concept.

presentatives in Annapolis. They, too, attend!

matters that affect our community. Please take a few moments to fill out the form. Even though some of you may At the previous hearings residents have received this form earlier in the year and some of the concerns may have already been enacted upon, please view this as a follow-up on those issues and not be allowed. It is a commercial conas another chance to let the voice of Northern Baltimore County be heard.

The next general meeting of the Alliance the number of violations is increasing will be held Wednesday, May 15, 1985, at at a rapid rate. We have heard of dump- 7:30 in the Prettyboy Elementary School. ing, storage of junk venicles, and sim- An important item of business is the ilar violations which the authorities election of new officers and Board Memseem powerless or unwilling to stop. We bers. The Nominating Committee has met their desired location was the corner are studying the problem to determine and offers the following slate of candi-

-- Joe Matricciani

-- Nancy Knuth -- Pam Rurka Tom Hessenauer Sterling Leese Larry Trainor Sheila Peabody

Zoning issues will the main topic for Additionally, you will find in the discussion. We expect to have a repremailing of this newsletter a copy of a sentative from the Zoning Commissioner's legislative questionnaire from our re- Office with us at that time. Plan to

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

Arnold Jablon

TO Zoning Commissioner Norman E. Gerber, Director

FROM Office of Planning and Zoning

No. 85-253-SpH SUBJECT Wayne Jakum, et ux

In view of the subject of this petition, this office offers no comment.

Office of Planning and Zoning

Date March 13, 198;

NEG/JGH/sf

TOWER CONTINUES

In manmeffort to stop the construction of a 200 foot tower in their neighborhood, residents of the Masemore Road area have appealed the Zoning Board decision favoring the tower. The appeal will be heard on May 2, 9, and 14.

Masemore Road is an area of suburban housing and small farms. It is one of the main entrances to the Gunpowder ➡State Park. American Teleservices (Cellular One) seeks permission to build a microwave tower within a half mile of the State Park.

argued that since Baltimore County has excluded commercial development from the area west of I-83, the tower should struction and an undesirable precedent would be established.

At the outset, American Teleservices personnel insisted that the tower would be used to transmit radio frequency waves only. After 13 hours of testimony they finally admitted that microwaves might be transmitted --- this admission came only after they realized that citizens had a copy of their Carroll County petition in which they stated "microwave tower."

American Teleservices personnel stated of I-83 and Mt. Carmel and further insisted that the Masemore Road location was essential to them. They assured The Fund Raising Committee has schedlease carried a higher rental rate than lization. the one the company negotiated for the property on Masomore Road. The lease Complete information and a ticket order also limited Teleservices' use of the tower -- if the company wished to lease the lease with the owner.

Residents Olso questioned whether micro- and radio frequency waves comstitute a health hazard. Some professional journals suggest scrious health hazards exist. One study found that low intensity microwaves resulted in higher rates of cancer in laboratory animals. The health issue was a major consideration at a Carroll County hearing on February 13 where a panel of professionals who had been asked to study the health hazards of these towers stated under questioning that the necessary long term tests on the general population have not been conducted and could not state whether long term exposure to radio frequency waves and microwaves does or does not constitute a health

In spite of these and many other objections by residents, Assistant Zoning Commissioner Jean Jung approved construction of the tower. Citizens of this area will voice their concerns and objections at the hearings on May 2, 9, and 14. American Teleservices witnesses will testify during the first two days. Please make an effort to attend the hearing in Room 216 of the Old Court House on Washington Ave. in Towson on Tuesday, May 14, 10:00. Support the witnesses who are trying to protect



the residents that money was not a uled our Spring Dance for 9 p.m., Satfactor in their decision. However, the urday, April 20 at the Hereford Volunresidents have a copy of a current teer Fire Hall. This will be a great lease by which the company had arranged opportunity to celebrate the coming of to place the tower near the State Roads spring with friends and to help raise property east of I-83. The Zoning Com- some of the money needed to keep the missioner refused to allow this lease Alliance strong. It's also a way of in evidence, saying that it was not a reminding our community that the Allifactor in the current petition. This ance continues to be an active organ-

Corm can be found in the newsletter. We hape you and your friends are planning space on the tower, it would have been to attend. Order your tickets now while required to renegotiate the terms of you're thinking about it. We're looking forward to seeing you there.

A VOICE FOR THE PEOPLE OF NORTHERN BALTIMORE COUNTY

KEENEY MILL

ROAD TRAILER

Residents of Keeney Mill Road were surprised and dismayed when a temporary permit to use a trailer as a residence during a construction period was granted by Baltimore County Zoning Authorities.

The trailer involved is actually a 65' mobile home. The permit is valid until December, 1985, and is possibly renewable thereafter. The trailer is located in Brook Valley Farms, a subdivision protected by covenants prohibiting the use of a trailer for a residence.

The residents of Keeney Mill Road through their Attorney, Joseph Matricciani, filed a Petition with the Zoning Commissioner's Office protesting the issuance of the permit. This petition was heard on March 18, 1985. As a result of negotiations between the parties involved, the Zoning Commissioner issued an order requiring the removal of the trailer no later than November 15, 1985.

In addition, the citizens filed a separate suit contending that the use of a trailer violates the covenants relating to the development. No trial date had been set as yet.

The citizens are greatly concerned because the owner of the lot in question began construction in June, 1984, and has only recently finished the block work on the foundation.

BALTIMORE COUNTY, INC., PARKTON MD 21120

COUNCILMAN

SMITH RESPONDS

In a continuing effort to preserve the integrity of our! neighborhoods, our Councilman Jim Smith introduced and the Council passed a resolution requesting the flanning Board to consider the appropriateness of restricting the construction of new vireless "insmission towers to the commercial, idustrial, and business zones of the county.

The Regulations and Standards Committee of the Planning Board will consider this matter at a meeting in the near future. The report of this committee will go before the full Board at a later meeting. Their report will be returned to the County Council for its

These are commercial, money-making enterprises which belong in commercial areas. They are a form of visual pollution and will lower property values. According to some articles, these towers, particularly microwave towers, may be dangerous to our health.

Help protect our neighborhoods by writing to the Planning Board Chairman and indicating your support of a resolution restricting construction of wireless transmission towers to commercial, industrial, and business zones. Letters should be addressed to: David T. Lewis, Chairman of Regulations and Standards Committee, 212 Hilton Avenue, Catonsville, MD 21228.

PHONE: (_____)____

4. Establish an automatic lien against the wages of a parent who fails to pay court ordered child 5. Require motorists to wear seat belts, under penalty of a fine? 6. Provide taxpayer funded abortions for low income families: a. to protect the physical health of the mother? b. to protect the mental health of the mother? c. in cases of incest at rape? Authorize state heal: nners to approve or deny the purchase of expensive medical equipment by private physics is and clinics? 8. Provide state funds to volunteer fire departments for purchase of rescue equipment? 9. Increase welfare grants for Aid to Dependent Children? 10. Exempt a physician from all civil or criminal liability and findings of professional misconduct for withholding life sustaining procedures from a terminally ill person who has signed a will to that 11. Extend the subway from downtown Baltimore Metro to Johns Hopkins Hospital? 12. Provide funding for public pre-kindergarten education? 13. Repeal the state tax recently applied to Social Security benefits? 14. Change the process of election of Circuit Court judges, to one in which a judge runs against his record instead of against other candidates? (Citizens would simply vote "yes" or "no".) 15. Increase the level of state funding for the community college system? 16. Allow state health care planners to close down hospital beds or parts of hospitals in areas with 17. Increase the general level of state funding of public school systems (Civiletti 3-A)? 18. Provide tax incentives for small businesses getting started in Maryland? 19. Impose a fine on health care professionals, teachers, etc. for failure to report cases of sus-20. In your opinion is the vehicle emissions inspection program operating satisfactorily? 21. Should state taxes and government services be: b. Decreased? c. Remain at the current level?

LEGISLATIVE DISTRICT Delegates: Chamberlain, Kach, Sauerbrey

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10th LEGISLATIVE DISTRICT

Francis X. Kelly, Senator WINTER, 1984/85 Thomas W. Chamberlain, Delegate **LEGISLATIVE ISSUES — 1985**

During the 1984 Session of the Maryland General Assembly, the Governor asked the Legislature to raise taxes on three separate occasions. The Legislature steadfastly refused to comply, and time has proven us right. Revenues from all sources are increasing, and we therefore feel confident that there will be no attempts to increase taxes during the upcom-

We expect that efforts to reduce hospital and health care costs will dominate this upcoming legislative session. Hospital costs have been increasing at three times the rate of inflation and most elected officials feel strongly that measures are necessary to contain costs. Actions taken by last year's Legislature have resulted in a decrease in hospital utilization; however, it is expected that this year, the Health Services Cost

Review Commission will be given more power in order to contain costs and put a cap on hospital revenues. Issues regarding children and youth will also be major areas of concern during the 1985 Session. Numerous pieces of legislation have been introduced dealing with child abuse, foster care, and juvenile alcoholism and drug abuse. It is further anticipated that the Legislature will repudiate

any attempts to tax social security benefits. There will be a continued strong effort to review the State's policies dealing with drunk driving, and a measure requiring the mandatory use of seat belts will be hotly debated. Update On The Roads In The 10th District The following is an update on planned improvements to some of the district s roads. Your senator and delegates will

continue to push for needed road improvements and keep you up to date on our progress in securing them. Cockeysville Underpass - Planning is underway for the long-awaited removal of the tunnel and improvements to York Road north and south of the tunnel. Completion of the project is four to five years away.

Beckleysville Road — Improvements to this county road are in the planning stages. Maryland Rt. 409 — Freeland Road — Resurfacing (overlay)

Francis X. Kelly

Office - 252-5025

Home - 252-3489

Anna. - 841-3606

defraying costs and help to keep you and your neighbors abreast of vital state issues. To volunteer, please call any of the phone numbers listed

years to complete.

Volunteers Needed!

for printing or mailing the Newsletter.

will commence in 1986.

improvements except at the Mt. Wilson Lane intersection. A

turn lane at the intersection would alleviate traffic tie-ups

until the opening of the Northwest Expressway in the fall of

1985. We also have a commitment for lighting intersections.

Warren Road Interchange off I-83 — According to the

Department of Transportation study, extension of Warren

Road to 1-83 with an interchange is desirable and feasible. The

Jarrettsville Pike - A special pavement mix called "pop corn"

will be put down on "deadman's curve." The new paving will

provide better slide resistance as the water will run between

the "pop corn" grooves. In addition, reflectorized markers will

be placed along the roadway. The Department of Transporta-

tion is now in the process of doing engineering work to

straighten out the dangerous curves. The project, for which

Right-of-Way acquisition is required, will take at least two

We would greatly appreciate any volunteer hours you can

give us to help distribute our Newsletter to your neighbors. As

you may be aware, the cost of the 10th District Newsletter is

borne by us, your elected officials. No state funds can be used

Your help in distributing the letter will greatly aid us in

project will be included in the state's capital funding.

HOW TO REACH YOUR 10th DISTRICT LEGISLATORS Ellen Sauerbrey
Economic Metters Committe Wade Kach Tom Chamberlain Home - 833-3717 Office - 592-2200 Home — 252-0543 Home - 592-6707 Office - 321-7200 Anna. - 841-3350 Address written correspondence to: (Senator) Senate Office Building, Annapolis, MD. 21401 -1991

A. Wade Kach, Delegate

Ellen R. Sauerbrey, Delegate PETITIONER'S EXHIBIT will occur in late 1987. After completion of these improvements Baltimore County has agreed to take it over as a county Maryland Rt. 25 - Falls and Shawan Road - Plans have been approved for the installation of a turn lane on Falls Road in order to alleviate the present dangerous turning conditions. Right-of-Way acquisition is slated for late 1985. Construction Reisterstown Road -- Presently there are no plans for

> BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PERMITS AND LICENSES County Office Building Towson, Maryland 21204

7972-15

Date issued Pecember 17. 1904 A Permit is hereby granted to______to park a trailer on the in accordance with Baltimore County Council Bill

TRAILER PERMIT

No. 109, 1964 Session.

PERMIT 24A

TYPE OF PERMIT Compositive Occupancy

or upon occupancy of discillar

THIS PERMIT EXPIRES Possibler 31, 131

AMER OWNER , chang 63887

ADDRESS

Must Be Prepared

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PERMITS AND LICENSES County Office Building

TOWSON, MARYLAND 21204 Owners Phone Number 256-7036 Dice weeter Application No. 84A TYPE: New (/) Renewal () Temporary occupancy (/) Extended occupancy ()

LOCATION OF PROPERTY IF DIFFERENT FROM ABOVE:

The TAX DEDUCTIBLE Membership fee is \$5.00. ONE vote per membership fee.

(Husband and wife may join on ONE membership fee, but only ONE vote will

Please make check(s) payable to: CITIZENS' ALLIANCE OF NORTHERN

TRAILER PERMIT APPLICATION Location of trailer 20801 KEENEY MILL RO Name of occupant WAYNE JAKUM Address 8828 BLAIR WOOD Zip Code 21236 Owner of property SAME AS ABOVE Address Zip Code Size of lot260 x 503 Acreage 3 Corner lot Interior lot

Front setback from property line 60 feet. Side setbacks 60 x 190 Size of trailer 12×65 How long trailer been parked 1 WK Residential use of trailer 125 Business or Industrial use of trailer______ Metro_____ Existing____

WATER: Private_____ Proposed_____ (Plot Plan showing setbacks from property lines required with application)

APPROVED: L'Isanse

SEP 13 1384 FIRE PREVENTION BUREAU Data 9-17-84

BALTIMORE COUNTY, MARYLAND

-🕗---- 1985 QUESTIONNAIRE --💽-

1. Require smoking and non-smoking areas be provided in restaurants?

3. Require that residential home builders be licensed and bonded?

The following issues are likely to be considered by the legislature in coming months. DO YOU

2. Repeal Maryland's petition requiring Congress to either initiate a Federal Balanced Budget

Amendment or if it fails to do so, to call a Constitutional Convention for that sole purpose?

INTER-OFFICE CORRESPONDENCE

Ted Zaleski, Jr. Permits and Licenses Attention: Pauline Foos

December 10, 1984

Brooks H. Stafford

Trailer Application #84 A SUBJECT ---- 20801 Keeney Mill Road; Lot 4, Brook Valley Farms, District 6.

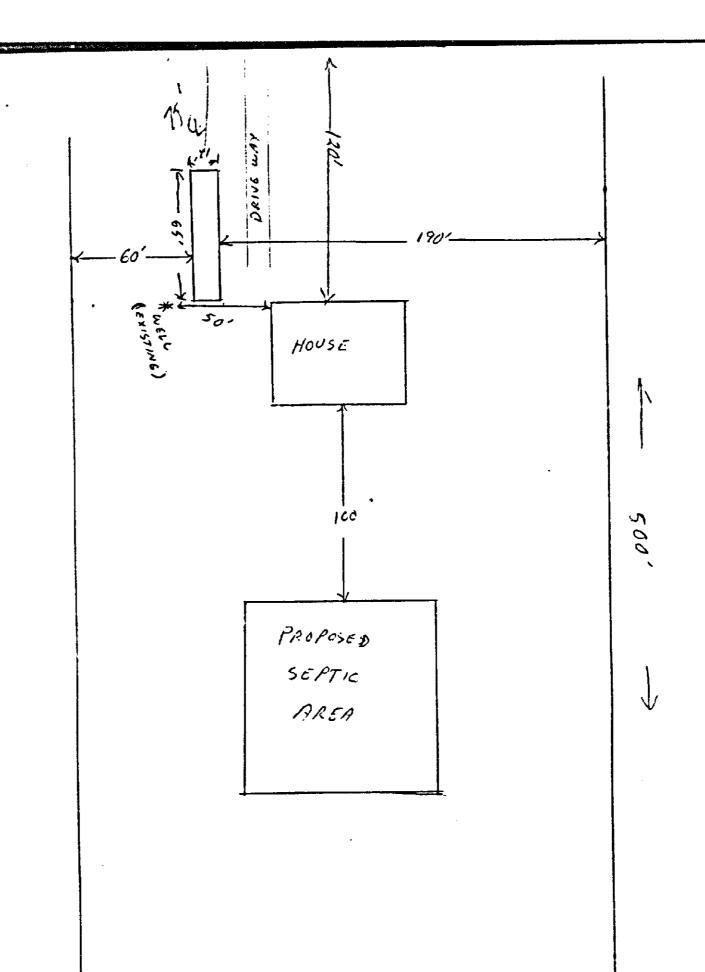
> In reference to trailer already located on the above named property, it is our understanding that the trailer is on site strictly to provide a temporary residence while the proposed house is being built under building permit #63887, issued June 6, 1984.

Based on this, approval by this office will be granted for the trailer only until such time as occupancy is approved on the proposed house, at which time the trailer must be immediately removed The approval by this office for the trailer is not in lieu

of the normal expiration of such permits.

ENVIRONMENTAL SUPPORT SERVICES

BHS/SA/fth



BALTIMORE COUNTY PLANNING BOARD

A regular meeting of the Baltimore County Planning Board was called to order by the Chairman, Mr. Dundore, at 12:50 P. M., Thursday, January 9, 1964.

Board Members Present:

Mr. Dundore, Chairman Mr. Iglehart Mr. Kaltenbach Mr. Minor

Mr. Parrish Mr. Rose Mr. Schafer Mr. Slowik

Staff Members Present:

Mr. Wright Mr. Dill, Secretary Mr. Gavrelis

Mr. Graef Mr. Quimby

Mr. Bangs Mr. Rasmussen Mr. Gerber Mr. Shearer

Mr. Alexander Whitney, Mass Transit Authority representative; Mr. Staab, Director, Industrial Development Commission: Mr. Hennessey, Assistant County Solicitor; Mr. Chipman, Consultant to Zoning Revision Committee, Mrs. Ewold, C.P.H.A. Mr. Smith, Morning Sun.

Minutes of November and December, 1963, meetings:

The minutes of the November 6 and December 4, 1963 meetings were approved.

Subdivis on Lists:

On a motion by Mr. Parrish, seconded by Mr. Slowik, the December and the current lists of subdivisions for final and tentative approval, previously mailed to Board members, were unanimously approved by the Board. The lists appear as Appendices "A" and "B" to these minutes. Mr. Slowik asked whether the provisions of the Local Open Sp

ì	As a result of our recommendations, the program in
i	been put out to bid and steps have been taken to encou
- 1	age employees to seek more efficient providers, there
- 1	increasing competition. As the State's largest employ
[(77,000 people), the policies set for state employe
i	have a "domino" effect on everyone else. Society can
1	longer afford the unreasonably high cost of health ca
1	I also chair the Legislative Prayer Breakfasts, and
	special subcommittee on juvenile alcoholism. T
	"Lemon Law" bill that was passed last year was legis
	Lemon Law Dill that was passed has year was region
	tion I introduced to provide some much-needed a
	long-awaited protection for consumers who purchas
1	new automobiles after July 1, 1984.
	Last year, as a member of the Budget and Tax Comn
	tee, I was proud to be associated with a group t
	consistently resisted repeated attempts by the Gover
	to raise your taxes. As a result of our efforts, we exp
	no tax increases during the remainder of our term.
	I will be leading the effort this year to build a n
	building for the Maryland Institute of Emergency Me
	cal Services (Shock Trauma), a program which bri
	Maryland worldwide recognition. More importantly,
	system saves lives. Fifteen years ago, your chance
	surviving a serious automobile accident were 2
	today, Shock Trauma saves 80% of the people direct
	to their care.
	Thora will be numerous other issues of IMDORIA

Budget and Taxation Committee, I also serve on ten

legislative committees, four gubernatorial task forces,

and I have recently been appointed to the Board of Direc-

tors of the University of Maryland Medical System Inc.,

I chair the special joint committee charged with

reducing costs of the State Employee's Health Insu-

rance Program. The claims from the program have risen

from \$58 million in 1980 to over \$120 million last year,

with a projected cost to exceed \$150 million this year.

which runs University Hospital and Shock Trauma.

during the 1985 Session, and I encourage you to write and call my office to express your feelings or obtain

chamberlain Since the adjournment of the 1984 Session of the General Assembly, in addition to serving on the Senate

The budget and the Bay; rockfish ban, impact on watermen and the Bay; Medicaid funding of abortions; living will; aid to education, upward revision of the formula adopted 1984; subway connection to Johns Hopkins; rabies epidemic, bottle deposit bill. There are always unexpected issues, which this year may include

Interim Work (Environmental Matters) Work on an early warning system in the event of flooding has produced a bill acceptable to the Governor, Departments of Natural Resources and State Planning, and my Environmental Matter Committee. A r Int project is under construction in the Jones Falls were shed. Surface Mining was addressed by one of our interim committees resulting in legislation (including a funding formula) acceptable to industry, the Department of Nat-

the bill requiring seat belts for everyone.

ural Resources, and State Planning. Study was made of the containment of medical costs coupled with the problem of surplus hospital beds. A lower occupancy rate does not translate directly into lower costs because all overhead expenses continue. A solution to this critical problem must be found: either closing some hospitals or reducing beds.

Flood control and early warning system. I will cosponsor the administration bill and funding plan. Hannah More teen center in Reisterstown. Our legislation last year secured \$70,000 in state matching funds. We are working to secure county matching funds to make this pilot center a reality.

tion to help victims. Regulation of roadside seafood vendors. While this overdue legislation will not affect vendors of homegrown produce and flowers, it will control vendors operating from temporary locations too close to busy highways or long-established commercial dealers.

Abuse of the elderly. I will again co-sponsor legisla-

wade

The good news for 1985 is that thanks to an upswing in the economy generating surplus revenues, there will be no need for a general tax increase. The bad news is that the Governor and the Legislature could fall into the trap of doing what was done in the middle 1970s when an increase in the sales tax generated multi-million dollar surpluses. That extra revenue was spent on expanded services and new programs as

fast as it came rolling in. And in so doing, the state

committed its taxpayers to increased spending which

resulted in budget deficits during the economic

downswing. Spending must be controlled to avoid this One area of spending which must be checked is the expansion of Baltimore Metro lines and service hours. Current ridership fares, expected to cover 60% of the \$18 million operating deficit, only cover 33%. Rapid Rail is the most expensive method of mass transportation. More lines and service hours mean bigger operating deficits and make imposition of a regional transit tax on metropolitan Baltimore residents, which I oppose, ever

I've sponsored bills to enforce mandated courtordered visitation rights in cases of separation and divorce. Often in the bitterness of divorce, custodial parents thwart the other parents' visitation rights, causing alienation and emotional suffering for the children, and in some cases, the withholding of child support. In my capacity as your delegate and as a member of the Governor's Task Force on Child Support Enforcement. I will continue to sponsor and fight for passage of stronger child support enforcement legislation. I've sponsored a bill to treat juvenile drunk driving the same as adult drunk driving. Let's face it, drunk driving is a serious life-threatening crime, no matter what the age

of the person behind the wheel. And as such, juveniles

committing the crime should not be simply lectured to,

slapped on the wrist and sent on their way by the juve-

nile authorities to perhaps commit the crime again.

ellen

sauerbrey The best social program is economic growth! Over the past year, economic recovery has created 55,000 new jobs for Maryland citizens and reduced the unemploy-

ment rate to 5%, the lowest level in six years. Personal income is growing at a rate of about 7% and our gross state product is expected to increase by 11.5% this year. It is estimated that the recovery will generate at least \$91 million more in tax revenues than would be needed to fund a status quo budget. Additional revenues will permit pay increases for state employees and enhanced services such as assistance to volunteer fire companies for the purchase of

emergency equipment. Clearly, we need no tax

Yet it is important that spending be controlled in periods of economic growth. It is the higher level of spending that the state commits itself to in good times that results in the need for a tax increase when the economy cools. Regretably, the Spending Affordability Committee recommended a spending limit which will allow the state budget to grow 20% faster than personal income growth. This limit will, however, continue to hold the state's share of our citizens' paychecks to under 10%. Maryland continues to be one of the high tax states. High taxes, and high regulatory and payroll costs continue to discourage basic industry from locating and growing in our state. The legislature can not continue to

While manufacturing employment is growing in other parts of the country, Maryland has lost 71,000 manufacturing jobs in the past 15 years. They have been replaced by, often lower paying, service sector jobs. No state's economy will be sound if Congress fails to control the federal deficits. To repeal our call for a Federal Balanced Budget, as special interest spending groups are urging the legislature to do, would remove the pressure from Congress to deal with the deficit problem. It would also send out a signal that the Maryland General Assembly is fiscally irresponsible. We must not

ignore these problems.

10th LEGISLATIVE DISTRICT House of Delegates, Room 309 Annapolis, Maryland 21401-1991

(Staple Here)

were being complied with by the staff. The open space requirement became effective on December 5, 1763, following approval by the Council of changes to the Zoning Regulations necessitated by the revised Subdivision Regulations. Since December 5, only one new subdivision plan has been received and processed, and the local open space tract has been provided in accordance with the regulations. Mr. Dundore requested that the Secretary notify the Maryland Home builders Association, in writing, that the revised Subdivision regulation is in effect.

Mass Transit Authority Briefing:

Mr. Dill introduced Mr. Alexander Whitney of the Mass Transit Authority who discussed the creation of the agency, its organization, responsibilities and proposed program. The first phase of the agency's program is to inventory the existing transit systems in the Baltimore metropolitan area and to measure their ability to serve the current mass transit needs. The objectives of the total program are to promptly improve the existing bus service, to the extent feasible to determine the role of publicly-owned transit, in the region's long range transportation plans and to recommend the best-suited mode (s) of transit. This includes the testing of alternate long range improvements for financial practicality. Possible alternate modes

- Use of express buses on regional access highways with connection to an elevated busways system within the central business district;
- Use of express buses in suburbs on regional limited access highways to collection points outside the Central Business District then transfer to railways or buses on grade separated routes into downtown:
- Regional rapid transit system of the 'new' type, such as monorail; and
- A rail-operated commuter service, possibly run by existing railroad companies. The agency will consult with all local jurisdictions particularly with respect to population growth patterns, contemplated land use planning, and public works programming. The Final Report will be brought to the public at public meetings, since implementation, the key to success, will require widespread public support.

The ensuing discussion brought out the points that generally, throughout the country, private operators lack the capital to finance a transit system, that people seem to want transit as a public utility, and that those transit facilities which went into public ownership 20 or 30

Mr. Dundore commented that implementation of the final plan should, if economically feasible, be done by private entrepreneurs rather than with public funds. Mr. Whitney noted that, after initial public investment, the transit system can perhaps be carried on by non-public management. The railroads have run some demonstration projects on their own; in Philadelphia, such a railcommuter system, while subsidized, has yielded a 20 to 30% patronage increase. 61% of the

electorate in San Francisco recently voted to increase the real estate tax to pay for a public transit system. The Mass Transit Authority here is using State Roads Commission Origin-Destination Studies in its research, and a Steering Committee, composed of representatives from all interested agencies in the area holds monthly policy meetings; weekly meetings are held an technical problems. Preliminary results of the Wilbur Smith Associates 1980 highway needs study indicate a freeways program costing 600 million dollars; further transportation planning studies will develop alternatives which may lead to spending less on highways and more for mass transit. Mr. Dundore expressed to Mr. Whitney the appreciation of the members of the board for his fine presentation.

Conflict with Gunpowder Falls State Park:

Mr. Dill referred to the memorandum, mailed to Board members prior to the meeting, which concerned the building application, #71177, for a residence on a tract of land which apparently falls within the "take" of the Gunpowder Falls State Park. Mr. Hennessey raised the question of the legality of public reservation, by the County, of land for which the proposed public use does not appear on a County master plan, but, rather, on that of another government agency. Under Section 23-17, apparent land use conflicts with the master plan are reported by the Director of Planning to the Planning Board within 15 days (building permits) or 60 days (subdivision plans); the Board then, by resolution, may direct him to refer the matter to the agency involved for its recommendations.

After additional board discussion, it was determined that the matter should be referred to the State Department of Forests and Parks, requesting that Baltimore County be informed within 30 days whether or not the State plans to acquire the property in question as a portion of Gunpewder Falls State Park. Further, the Solicitor's office will render an opinion as to the legality of reserving land in such cases. Mr. Iglehart so moved, Mr. Wright seconded the motion, and it was approved unanimously by the Board.

Progress Reports:

- a. R.V.T. Mr. Dill reported that staff conferences have elicited alternative approaches to implementation of R.V.T.: either, 1/ as a separate, new zone; 2/ a planned development as a permitted use or as a special exception within an existing zone; or, 3/ as a planned development similar to the M.R. Zone. The advantages and disadvantages of each method will be tabulated and weighed so that recommendations may be made to the Board for consideration at the next meeting.
- b. Northeast and Eastern Area Master Plans The preliminary zoning maps at 1000 scale might be ready for presentation at the February meeting. The Subcommittee will make a field trip in the last week of January or the first week in February. It is hoped the generalized master plans can be presented to representatives of community organizations at area meetings. It is anticipated that the zoning maps will have been processed through the Planning Board so that they can be considered by Council in late summer or early fall. Mr. Dundore indicated that he would like to accompany the Subcommittee on the forthcoming field trip.



c. Composite Plan - The staff is in process of finalizing road and land use proposals; the plan desirably will be studied by a Board Subcommittee, and, will be brought to the Board for tentative approval prior to public hearings. It was suggested that three area sub-committees should be established by the Board to review the staff proposals. The Composite Plan will be processed along with the Northeast and Ecstern Area Master Plans, and will incorporate up-dating of the previously approved Area Master Plan.

d. General Plan of Urban Areas, Baltimore County - Mr. Bangs reported that the Project Planning Division has completed and forwarded to the R. & R. Commission a map showing approved Area Master Plans as well as the zoning in effect in areas where master plans have not been completed. The generalized categories of land uses shown are: residential, commercial, industrial, public and semi-public. Included on the map are public facilities such as libraries, police and fire stations, parks and schools, and roads and expressways patterns. The preliminary urban renewal plans for Towson and Catonsville have been shown also. The Redevelopment and Rehabilitation Commission has notified the Philadelphia Urban Renewal Authorities office that the plan is currently available.

6. Zoning Amendments:

X.1 - R.T.

V

. .

a. Trailer Use on Farm - Tenant occupancy of a trailer on farms consisting of more than 25 acres was previously discussed at the September Board meeting. The Zoning Revision Committee and the Zoning Commissioner feel that this amendment is most important. The question of allowing more than one trailer on one farm was discussed and it was generally agreed that this condition would constitute a trailer park, and created by a special exception. Mr. Hennessey stated that the law clearly requires that the Planning Board hold a public hearing on amendments to the Zoning Regulations before making a final report to the Council. The Board approved the amendment for public hearing purposes.

Petition Filing - Mr. Rose pointed out that the wording of Section 500.2 a is now such as to allow any person to file petitions for change in zoning even though that person is not the owner or his legal representative. After some discussion, it was agreed that the wording be changed to read "legal owner or his authorized representative", rather than requiring both persons to file. It was agreed that a public hearing should be held on both amendments and that, if necessary and desirable, changes could be made before forwarding a final report to the Council. Mr. Iglehart moved that the preliminary report be accepted; Mr. Schafer seconded and the motion was unanimously approved. (The preliminary report is published separately.)

Mr. Rose discussed a proposed administrative change in the acceptance of petitions from individuals. The law requires that a public hearing on such petitions be held not less than 30 nor more than 60 days "after the filing thereof." The staff proposes stamping "Received for processing"; and, subsequently, when the petition is in order, marking it "Received for filing". In almost every case. time is needed to ensure that the petition is correctly prepared and that the required accompanying ted that since this procedure, in effect,

gives the staff a "blank check" and petitions could be held indefinitely, it would be better practice to ask immediately for an extension of time when necessary. Nr. Hennessey recommended that incorrect petitions not be accepted and that check lists be used; when a petition is presented, that constitutes filling. Mr. Wright moved that, in conjunction with the amendmendment to Section 500.2a, the County Solicitor be asked to prepare a change in Section 500.2b which would make clear that only "completed" petitions would be accepted for filing. Mr. Parrish seconded the motion and it was unanimously approved. (The combined changes are included in the preliminary report.)

M. L. Zone Tracts:

The Planning Office and Industrail Development Commission staff have prepared for the Board's consideration a resolution which would state the policy of the Planning Board with regard to M. L. Zone tracts, the dimensions of which are not adequate to comply with the requirement for a 125' setback from adjacent residential zoning. Mr. Dundore, after some discussion, expressed the feeling of the Board that a statement of policy should not be necessary, since each case can be considered on its merits as applications for development are filed and the Board may then make whatever recommendations it feels are necessary to the Zoning Commissioner.

3. M. P. Zone:

The staff has continued processing the draft of the M. P. Zone since discussing it at the December meeting of the Board. Comments from industrial firms, industrial realtors and other interested sources are being obtained. The staff has revised the list of interim uses to which land scheduled for M. P. zoning may be put, and has developed a list of such special exception uses valid for up to five-years with provision made for extensions upon request. The office has tried to show only those uses which would present no bar to subsequent M. P. development. Mr. Kaltenbach recommended that no interim uses be permitted. He indicated that after the initial application of the M. P. Zone on the zoning map, it be subject to review after 5 or so years, judging at that time whether the M. P. zoning should be continued.

Discussion followed as to the advisability of holding land for such a long period and as to the difficulties which might impede port use if interim uses are allowed. Mr. Rose suggested that area requirements be written out in full into the zone text to minimize reference to other zones. The necessity for and establishment of measurable noise and pollution standards and the consequent enforcement problems were discussed. Board members were asked to submit their comments on the revised draft.

The meeting was adjourned at 3:15 P.M.

NEXT MEETING:

Monday, February 10, 1964 - 11:00 A.M. - 12:00 Noon - 1:00 P.M.

Director

PETITIONER'S BALTIMORE COUNTY PLANNING BOARD

121

A regular meeting of the Baltimore County Planning Board was called to order by the Chairman, Mr. Dundore, at 12:30 P.M., Tuesday, April 21, 1964.

Board Members Present:

Mr. Dundore, Chairman Mr. 'glehart Mr. Kaiterbach

Mr. Minor Mr. Partish Mr. Pepe:

Mr. Rose Mr. Schafe M. Slowik

M. Wright

Mr. Shearer

Staff Members Present:

Mr. Gavrelis, Acting Secretary Mr. Graef Mr. Bangs Mr. Gerber

Others Present: Mr. Dill, Consultant: Mrs. Ewaid, C.P.H.A.; Mr. Smith, Morning Sun.

Minutes of the March 17, 1964 meeting:

The minutes of the March 17, 1964 meeting were approved

L. Subidivision Lists:

Mr. Iglehart requested information about the subdivision listed as Northern Central District Center. Mr. Gavrel's identified it as a subdivision in the Bare Hills area; some difficulty has been experienced in providing access roads, but a second plat and Public Works Agreement for necessary improvements has now been secured for a road to the tract from Falls Road. On a motion by Mr. Peper seconded by Mr. Iglehart, the lists of subdivisions for final and tentative approval, previously mailed to Board members, were unanimously approved by the Board. The lists appear as Appendix "A" to these minutes.

3. Amendments to Zoning Regulations: Research Institute and Car Wash:

a. Research institute. Mr. Dundore asked whether it would be necessary for the Planning Board to hold another public hearing on this amendment should the Board decide to recommend that liutitutes be allowed as special exceptions, rather than permitted uses, in residential zones. Mr. Iglehart expressed the opinion

that the Board has satisfied the legal requirements under the County Code, and that the Board now can take whatever action it deems necessary, having heard public comments, and can make recommendations to the County Council.

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Mr. Dundare asked Mr. Rose how much time would elapse before a special exception could be applied for and obtained, including the time necessary for passage of this legislation. Mr Rose could not predict how long it might take for the Council to act; a public hearing must be advertised with 20 days notice, with the members of Council giving the matter due consideration before passing it. Then, unless passed as an emergency measure, the bill would not take effect until 45 days after enactment. Only after that time could an application for the special exception use be made. At least 30 days then must elapse before a hearing is held; 30 more days would go by to allow for appeals. On the other hand, if the amendment is passed as a permitted use, Research Institutes which qualify need only to be processed as a building permit.

Mr. Dundore emphasized that he wants done whatever is best for the community. Mr. Gavrelis suggested that a compromise might be effected by allowing research institutes as permitted uses in the R40, R20, and R10 Zones only if they comply fully with the standards and limitations as written; then, to add flexibility to the regulations, research institutes which cannot comply with the one and/or locational standards may apply for a special exception. Mr. Iglehart concurred with this suggestion noting that this would broaden the placement possibilities a great deal. The other Board members agreed with this proposal.

Mr. Wright moved that the amendment be revised to allow recearch institutes as permitted uses, provided they satisfy the specific standards, in residential zone;; and, further, that institutes desiring to locate in residential zones, which cannot meet the standards, be required to submit to special exception hearing. Mr. Iglehart seconded the motion and it was approved unanimously.

Mr. Parrish brought up the comment made at the hearing that research and laboratory buildings be of mosonry construction. Mr. Gavrelis and Mr. Kaltenbach, both affirmed that compliance with the Baltimore County Building Code would preclude temporary or flimsy construction which might be objectionable.

Mr. Gavrelis also pointed out some minor revisions to the text which will appear in the new draft. For example, the phrasing "accessible interchange" should be qualified as one approved by the State Roads Commission; again, the text should specify that the 12 mile distance for a portion of the site should be measured from the right-of-way of an interchange, and not to the actual centerline crossing points of an interchange. Mr. Gavrelis also emphasized, to clarify a point raised at the public hearing, that this amendment requires that access to institutes and laboratories be by collector streets with rights-of-way not less than 60 feet; this precludes location of such uses on, or access to them, by residential streets which have only 50 feet or less rights-of-way.

Mr. Parrish mentioned the question of parking, with respect to distance from property lines, which was brought up at the hearing. It was determined that at least 75 feet should be the minimum requirement in allowing the activity as a permitted use.

Mr. Dundore directed the staff to prepare a revised draft and send it to each Board member emended draft be approved by the Planning Board; Mr. Wright seconded the motion and was approved by the Board.

b. Car Wash Facilities. Mr. Dundore commented that the public hearing brought out deficiencies in the section dealing with on site parking to the effect that the present draft is vague. The individuals who spoke at the hearing will send their comments in writing. It is believed that the revision can reflect a requirement for storage which will equal 50% of the production capacity of the equipment as stated by the manufacturer. Mr. Rose remarked that, with regard to screening the waiting vehicles, the area is really a driveway and not a parking

twas agreed that co.in-operated car wash facilities would be covered by this amendment; Sinther, it was agreed that the site plan should be approved by the County Traffic Engineer and the Office of Planning and Zoning.

the question of extending this use to the B.L. Zone was brought up by Mr. Parrish. Mr. Dill wid that if such were to be allowed, very careful regulations should be written. This activity could be objectionable, especially where proximity to residential zones would cause intrusion. he size of the B.L. Zone would have to be considered.

Mr. Dundore asked if the present criteria were good enough for the B. L. Zone. Mr. Gavrelis wid that car wash facilities were anticipated by the staff as being most appropriate in the 3. M. and B. R. Zones. Car washes are traffic generating uses and belong where accessibility s best; therefore, they belong in major, not local areas, on major roads with accessibility from the area at large.

- Mr. Kaltenbach questioned whether the activity is really traffic generating in view of the maxinum capacity per day.
- W. Gavrelis replied that cat washes can be, particularly in winter, perhaps some 15 or more says a year. It was brought out at the hearing that as many as 100 cars can be processed per pur and this can cause congestion in moving lanes on streets. This is why stacking space will be required on the site.
- W. Dundore summed up the discussion by saying that further action should await the written comments and information which participants at the hearing promised to send. A revised draft will be brought to the next meeting of the Board.
- Trailer Uses Amendment:
- Mr. Dill opened the discussion and furnished Board members copies of a revised draft which reflects the need for ampliance with other County codes and is more responsive to the existing situation. The Board took time to read the draft before proceeding with the
- Mr. Wright remarked that the draft contained the changes he desired; he then excused himself and left the meeting.
- Mr. Dundore asked if there were any questions with regard to the definition. It was agreed that 3 self-propelled mobile home and the type of prefabricated sectioned house now being manuactured on North Point Road are separate problems, the first being a vehicle and the second thouse for which a building permit must be obtained.

The Board considered each provision in turn; It was recommended that allowance be made for possible trailer tenants to continue occupancy if such occupancy was in effect prior to adoption of this amendments guest occupancy was extended from 30 to 90 days; it was decided not to allow for residential occupancy of a trailer on a lot while the lot owners are building a house thereon. The suggestion was made to allow for tools trailers on small Tots and that provision be made to permit trailers to be used as business sales offices. After some discussion, there was general agreement that parking of trailers should be allowed alongside, or in the rear yard of, the owner's home. After considering the variety of trailers being used, it was decided to a fer the definition to cover mobile homes, both with and without, motive power. Legis on to set up fees for permits will have to be developed by the Office of Law. The diration of extended occupancy permits was changed from three to two years.

the staff was directed to prepare a revision containing the changes summarized above. It was noted that this may be pioneering zoning legislation regarding trailer uses. The revised draft will be smalled to Board members for affirmation. Mr. Peper moved, and Mr. Parrish seconded, that, subject to review, this amendment be forwarded to the County Council. the motion was unanimously approved.

Mr. Dundore asked Mr. Rose to inform him of any case where a trailer owner, due to a reported violation, may be required to remove a patio or parch.

Public Reservation of Land:

Mr. Gavrelis referred to the matter of the apptication for a building permit to construct a come in the right-of-way required for future widening of Rolling Road. The Office of Law tas rendered an opinion that the Planning Board cannot make public reservation of land or projects proposed by State agencies. The owner has asked that the matter be explored * the State Roads Commission; however, the Planning Board must drop the reservation spiceedings already begun. The staff will contact the State Roads Commission and notify "e owner of the land, Mr. Furrick.

Will Dundore commented that this matter is now a State problem and expressed regret that "e result may be that the home will have to be removed when the Roads Commission takes Mr. Gavrelis added that there apparently are no funds in the current roads proof the State to acquire rights-of-way along Rolling Road.

Partish moved that the reservation proceedings be withdrawn; Mr. Peper seconded * notion and it was approved unanimously by the Board.

Space Design Manua:

- bangs reported that the text of the Open Space Design Manual has been completed in form and that it has been given to the Department of Public Works and the Department Lectedian and Parks for concurrence. Discussions have been held with representatives of
- departments to clear up points in dispute. A considerable number of illustrations are G prepared. When substantial concurrence has been obtained, revised drafts will be nembers of the Board for their consideration.

Some of the topics in the manual are ploticy statements on standards and guides for design, examples of good tite planning, samples of covenants which neighborhood groups might use, and a listing of maintenance responsibilities. Mr. Minor asked whether the manual specifies what the County will construct and was answered in the affirmative.

7. Composite Guide Plan:

Mr. Gavrelis recalled that at the last meeting Subcommittees were appointed to consider portions of the Composite Plan in more detail, but no meetings have as yet been held. Mr. Graef emphasized that it is important to realize that this document will embody, in the main, a plan for the 1960's, the Capital Improvement Program period. The plan will go beyond this period, however, in presenting some elements of the plan, e.g., the freeway pattern is designed for 1980 traffic. This will be a land use plan, not a zoning map. It will lead in facilities planning and in stating Planning Board recommendations as to new zones or zoning. For example, specific locations for R.V.T. development will be shown in terms of a density statement as to land use with the creation of the zone itself to follow later. In approving the plan, the Planning Board will be proposing a series of land use classifications such as port related manufacturing use on Back River Neck peninsula, and a pattern of residential development related to town core facilities.

A rural land use category is recommended which will contain such uses as agriculture, country estates, large lot development of 3 to 5 acres minimum and low intensity institutional uses where there are no prime services and no plans during the Capital Program period to extend services thereto. Residential categories of various density ranges will also be shown - three suburban and three urban, with each category covering a portion of the total range (from a low density of about 1 family to the acre to a high density of 75 dwelling units to the acre).

Mr. Dundore questioned the advisability of changing the present R.6 residential and R.40 zoning currently applied to the outlying areas to rural zoning with a large lot minimum over I acre which would apparently have the effect of removing rights which property owners presently have. Mr. Graef commented that the rural classification would not apply permanently but would be a policy established until more detailed plans are developed showing proposals for ultimate development in these areas of the County. This would be a holding action; as development progresses, rural zoning would give way to more intensive zoning as needed.

Mr. Dundore indicated that he does not feel the Planning Board should limit property use to a greater extent than it is now limited. It was pointed out that in many cases the residual R.6 has been changed from R.6 to R.10 and R.20. Mr. Gavrelis reiterated at this point that this Guide Plan is not a zoning map, nor will it, by itself, cause a change in existing zoning; the plan will be a guide only, for the 1960's in County development.

Mr. Iglehart suggested that this Issue be settled as a policy matter at a subsequent meeting

It was suggested by Mr. Minor, in discussing business development, that allowance be made for development in depth rather than provide for continuation of the typical strip development; Mr. Dundore suggested that integration of small open spaces in business developments of this kind would assist in providing the visual access and exposure which small businesses of this type need.

Mr. Groef briefly discussed two categories of land use involving special group uses. One is to be applied at or near freeway or expressway interchanges which would allow for such uses as research and development, and office employment centers, and some freeway related commercial activities. The second category includes special group waterfront uses. He covered finally, the industrial land use caregories institutional and public services, and the transporation categories as they will be shown on the Composite Guide plan. Each category will be discussed, in detail, at subcommittee

It was decided that the three subcommittees would meet prior to the next full meeting of the Board. Colored reproductions of the plan will be prepared for members as soon as possible. Field trips will be made as necessary.

Mr. Minar asked what action was desired with respect to Professor Howard's most recent report on zoning revision matters. It was suggested that written comments be prepared, at each member's convenience, giving their reaction.

The meeting adjourned at 3:00 F.M.

NEXT MEETING: Tuesday, May 26, 1964 Meeting - 1.00 P.M.

Acting Secretary

GEG/h

MINUTES

BALTIMORE COUNTY PLANNING BOARD

Aregular meeting of the Baltimore County Planning Board was called to order by the thairman, Mr. Dundore, at 1:10 P. M., Monday, February 10, 1964.

Soard Members Present:

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Mr. Dundore, Chairman Mr. Iglehart Mr. Minor

Mr. Parrish Mr. Peper Mr. Rose

Mr. Wright

Mr. Schafe Mr. Slowik

off Members Present:

Mr. Dill, Secretary Mr. Gavrelis Mr. Graef Mr. Quimby Mr. Bangs Mr. Gerber Miss Shugarman Mr. Shearer

Mr. Blondel, Assistant County Solicitor, Mr. Lemmon; Mrs. Kabler, ters Present: League of Women Voters; Mrs. Ewald, C.P.H.A.; Mr. Smith, Morning Sun; Mr. Hirschman, Evening Sun.

Minutes of January 1964 meeting:

The minutes of the January 9. 1964 meeting were approved. Supplement and amendment to the Zoning Regulations:

a. Trailer Uses on Farms. As a result of the public hearing held in the morning, a Jeneral discussion ensued of the problems raised by trailer owners and their representatives. The suggestion was made that a procedure might be established for registering and issuing Use Permits which would give legality to the existing situation and recognize trailer habitation as a non-conforming use. A period for

registration would be specified, and inspection of sites and trailers would be accomplished. Minimum standards will have to be written into the regulations so that the Zoning Commissioner can make findings of fact with respect to each request for a Use Permit; conditions other than hardship should allow qualification for permits. Two main problems are the authority to park trailers other than in approved trailer parks and compliance with the Baltimore County Building Code as to structural, mechanical, and occupancy standards. It was pointed out that many trailers are presently being used as residences throughout the County and that relief should be afforded owners, especially those in rural areas. The staff was directed to present recommendations for a revised amendment at the next Board meeting.

b. Petition Filing. Mr. Dill read a revision of this amendment which would include special exceptions as well as reclassification petitions, and would extend the time period during which a hearing must be held from 60 to 90 days. The Zoning Commissioner can set, under his rules of procedure, the requirements which constitute a completed petition to be accepted for filing. The feeling was expressed that the contract vendee or optionee should in some cases at least, be protected, and that the present wording requiring only the signature of the owner or his legal representative should remain as presently written. Mr. Rose stated that the owner or his representative is the person to deal with, of primary concern is the need to have the property owner request the change since a change could be granted without his knowledge. The staff was directed to prepare a revised wording of the proposed change for the next meeting.

East and Northeast Area Master Plans-report of Subcommittee field trip:

Mr. Graef discussed the field trip to these areas by Board members of February 5, 34. Presentation of the plans has been made by the staff to various civic groups to stain community reactions. Of importance is the Back River Neck industrial port zoning tich should be done early in development and with sufficient standards to insure pollution trol. The Board of Education is now studying the question of locating a vocational high ol and the area plan will reflect the final decision. Another issue is the need for a service parallel to Eastern Avenue around the Essex shopping district. The difficult problem of Edential densities in the vicinity of Martin Airport has not been fully resolved. The Board * well want to recommend different densities on the longer range land use map than will shown on the proposed zoning maps. The point was made that approved maps showing prointensive zoning densities in areas not now served by utilities might well force early *** opment and earlier need for extension of utilities. Master Plans are guides for the future * zoning maps are for here and now. Discussed also was the future use of Belair Road which "a service-filled radial highway. With the completion of Walther Blvd. and Perring **=ay, it is anticipated Belair Road will revert to more localized use.

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1": 1000' scale zoning maps are being prepared for the Eastern and Northeast areas, translation of land uses into zones.

Mr. Slowill discussed a recent meeting with Mr. Funk, Director of the State Roads formission, during the course of which considerable differences of opinion appeared with groect to the necessity for and the priority timing of critical needs in the Eastern area; pecifically, Patapsco Neck Freeway and Eastern Boulevard interchange, Southeast Express-.ay, and White Marsh Expressway. The State Road: Commission will be presenting the bods Program to the State Assembly soon, and there will be an open hearing in the House hamber on February 18, 1964 on the recommended program. After some discussion, the aff was directed to prepare a resolution to the State Assembly reiterating the Board-approved Plorities of critically needed roads in Baltimore County - copies are to be sent to Senator the land the Baltimore County delegation. A motion to this effect was made by Mr. Slowik, econded by Mr. Peper, and was approved an mously by the Board. The resolution is mached as Appendix "A". Mr. Gavrelis pointed out that the critical roads program as ow being presented to the assembly covers a five or six year period, whereas it was studied and evaluated by the County as a four-year needs program.

iscal Year 1965. Office of Planning and Zoning Programs.

Mr. Gavrelis reported that the staff is preparing the 1964-1965 Operating Budget which All reflect generally the additional personnel, and reclassification of positions as presented the 1964 Budget. Consultant needs are being re-evaluated. The budget will concentrate r reframing the administration of the office so that the Director and Deputy Director will : longer be forced to act both as indians and chiefs.

Espiral Budget, Capital Program and Borrowing Plan Meetings in March:

Meetings of the Planning Board in March will be concerned with the 1964, 1965 Capital adget, the Capital Program for the 5 year period from July 1, 1965 thru June 30, 1970, and recommended two year Borrowing Plan for the period July 1, 1965 through June 30, 1967. "Gavrelis suggested that sub-committees of the Board be appointed to review the agency thesis so that Board recommendations can be made to the Administration no later than April 1, 44. After some discussion, it was determined that subcommittees would study agency reprior to March 17; the Board will meet on March 17 to consider preliminary staff recom-** dations on the Capital Budget and Program and the Borrowing Plan. If necessary, a second "eting will be scheduled at the end of March for final adoption (approval) of the items. Mr. the appointed Mr. Minor and Mr. Slowik as members of a subcommittee to study the "D' al Budget and Program of the Department of Public Works and the Redevelopment and enabilitation Commission; Mr. Parrish, Mr. Peper and Mr. Wright to review those of the reid of Education and the Department of Recreation and Parks; and Mr. Iglehart and Mr. Stater to review those of the Department of Public Safety and the Library Board.

** Teheim property, conflict with Gunpowder Fails Park:

Mr. Gavrelis reviewed the status of this matter. The staff, at the behest of the Board In The January meeting, contacted the Director of the State Department of Forest and Parks received a written reply from him to the effect that the State is negotiating for the property estion. Additionally, the Solicitor's Office has rendered the opinion that, under Bill 80, the Planning Board does not have the power to declare public reservation of land in cases this where the plans of another level of government are involved.

on Visit of Professor John Howard, Consultants

if has requested that the office's general consultant, Professor Howard, review the technical s of the Baltimore County Zoning Regulations to determine inherent problems and what can Local liquidly amended and improved as opposed to what would be required for a full revision. off hopes to have the consultant's report mailed to members of the Board before the next

y-wide Motorways Plan:

Graef displayed a map showing the recommendations of the Wilbur Smith, Associates, report 130 needs in Baltimore Courty for expressways, divided and and vided highways, and collector is clear that the State should increase its road building pace in the County. The staff is with the State Roads Commission on some unanswered questions and a fuller report will the at a later meeting. This is an example of the kind of regional planning most useful to the ensince it represents projection of the need for specific roads in certain preas.

From referred to Mr. Agnew's recent talk at Towson High School dealing with the need for *partment zones in the County. Mr. Minor suggested a seminar be programmed with builders, *Ders, and others to discuss where higher and lower densities would be appropriate and the Ameral question of what kind of County we want. Mr. Gavrelis commented that alternative *is are the very things the office will be programming for in the forthcoming budget and that tration of this study and conduct of a seminar would be more feasible after July. The * among other meetings, will have to hold at least six public hearings before June 1st.

1 Proposed New Zones:

P Zones. Mr. Graef distributed to Board members the revised draft incorporating several ranges including material taken from the Smoke and Dust Control Law. The basic issues are;

- 1/ if the M. P. Zone is to be implemented in anticipation of development, the question of interim uses must be settled;
- 2/ review of specific industries to finally determine which ones will be aptropriate: and
- 3/ the development of standards of air and water pollution control. Comments on the Zone have been received from several sources and they have been inserted into the draft. Mr. Dundore commented that our standards ought not be so strict as to discourage certain industries, the standards should added that other departments concerned in the matter of standards

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should be invited to comment on applicable portions of the draft. The staff should also determine whether other codes, for example, Building, are up to date.

Apartment Zones. The Consultant has prepared drafts of proposed zones and they were discussed by the Zoring Revision Committee in the past week. A presentation will be made to the Board in March Including graphic studies of the standards and criteria of the

dditional matters:

w. Bangs called the attention of the Board to the display of the recently completed 1":1000" scale base maps of Baltimore County. These will be used throughout the office, are available o the public, and will furnish the basis for 3000' and 4000' base maps.

lesolution on the Retirement of the Director of Planning and Zoning:

tr. Dundore read a draft of a resolution regarding the service of Mr. Malcolm H. Dill to paltimore County over a 16 to 17 year period. The resolution was seconded by Mr. Parrish and approved unanimously by the Board. A copy of the resolution is attached as Appendix "3".

he meeting was adjourned at 3:25 P.M.

NEXT MEETING: March 17, 1964, at 10:00 A.M.

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Malcolm H. Dill.

2. Minutes of The July, 1964 Meeting: The minutes of the July 29, 1964 meeting were approved.

5. Confirmation of BAT 65-7-C: Expansion of Batavia Landfill Property: was deleted from the agenda.

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7. Amendment and Supplement to the Zoning Regulations:

a. Car washes. Mr. Gavrelis recapitulated the processing of the draft of this supplement. Following the public hearing held on April 21, 1964, the Board determined by vote, to recommend that Car Washes be allowed as Special Exceptions in the B. M. and B.R. Zones, but not in the B. L. Zone. The staff was also directed to discuss production capacity of the various types of equipment with operators in the business, including operators of coin-operated types. The revised draft mailed to Board members establishes more precise standards based on rated capacity; either that given by the equipment manufacturer or by evidence acceptable to the planning staff. Waiting line storage at coin-operated facilities is based on the half-hour production capacity plus ten spaces; for the more typical Car Wash it is the same, but a minimum of 40 spaces must be provided.

Mr. Bresnahan, at the invitation of the Chairman, presented the views of coin-operated Car Wash operators. Coin-operated facilities are open 24 hours a day to anyone wishing to make use of them, as opposed to conventional types which operate only a given number of hours for a given number of days per week. It has been the experience of coin-operated facilities that people do not line up and wait; they will come back later when a bay is open. The industry attempt to locate off the main thoroughfares, and is geared to areas where shops like the "7 - 11" could go. After some discussion of - the peak loads encountered and a review of the provisions of the proposed supplement, the representatives of the coin-operated Car Wash industry agreed that the standards were fair and workable. It was also determined that representatives should arrange to meet with the planning staff as soon as possible to discuss and clarify site and traffic questions.

Mr. Schafer offered a motion, seconded by Mr. Iglehart, that the proposed supplement on Car Washes be forwarded in Final Report form to the County Council. The motion was unanimously approved.

b. Trailer use amendment. Mr. Dundore said that the Solicitor's Office has approved the draft of the trailer amendment as to form and legal sufficiency. The changes made in this draft were discussed. Mr. Gavrelis noted that he has been keeping Mr. Tyrie informed of the progress of this amendment. It was pointed out that an attempt is made in this are diment to cover all types of trailers, including mobile homes; prefabricated homes are not covered.

EXHIBIT 9

BALTIMORE COUNTY PLANNING BOARD

A regular meeting of the Baltimore County Planning Board was called to order by the Chairman, Mr. Dundore, at 7:10 P.M., Wednesday, September 9, 1964.

Board Members Present:

Mr. Dundore, Chairman Mr. Akehurst Mr. Iglehart

Mr. Minor Mr. Parrish Mr. Peper

Mr. Rose Mr. Sartorius Mr. Schafer

Staff Members Present:

Mr. Gavrelis, Secretary Mr. Graef Mr. Quimby Mr. Bangs Mr. Rasmussen Mr. Taylor Mr. Shearer

Others Present:

Mr. Schlenger, Chairman, Zoning Revision Committee; Mr. Blondell, Assistant County Solicitor; Mr. Chipman, Mr. Dembeck, and Mr. Dill, Consultants: Mr. McDonnell, Chairman, Greenspring-Worthington Valley Planning Council, Inc.; Messrs. Schloss, Mr. Fleishchman and Mr. Feldman, representing Schloss Enterprises; Mr. Bresnahan, representing Jet Car Wash; Mr. Simmons and Mr. Wadlow, representing ALD Industries; Mrs. Gardner, C.P.H.A.; Mrs. Kabler, League of Women Voters; Mr. Smith, Morning Sun and Mr. Hirschman, Sunpapers.

The Chairman noted the absence of a quorum and suggested that business not requiring Board action be undertaken first.

4. Presentation of Working Drafts of Urban and Suburban Apartment Zones:

After briefly reviewing the purpose and scope of activities of the Zoning Revision Committee, Mr. Gavrelis introduced its Chairman, Mr. Jacques Schlenger. Mr. Dundore complimented Mr. Schlenger and his committee for their accomplishment in preparing

> Trailers used as residences will still have to comply with other codes as well - building, electrical, and plumbing, with zoning requirements.

Mr. Peper offered a motion, seconded by Mr. Minor, that the proposed amendment on trailer uses be forwarded in Final Report torm to the County Council. The motion was unanimously approved.

Subdivision Lists:

On a motion by Mr. Peper seconded by Mr. Schafer, the lists of subdivisions for final and tentative approval. previously mailed to Board members, were unanimously approved by the Board. The lists appear as Appendix "A" to these

Subdivision Design Problem:

Mr. Gayrelis discussed, for consideration by the Board, a subdivision road access problem that has arisen in connection with development of a tract of land owned by Mr. Schloss. The tract has been isolated partly by the process of subdivision planning, and partly by topographical factors. The tract is located east of Stevenson Road, west of Greenspring Avenue, north of the Beltway, and south of Marcie Drive. Most feasible access to the tract would be through another development which is still, however, only in the planning stage. A storm drainage reservation, previously deeded to the County, runs from the land-locked tract to Marcle Drive. Mr. Schloss wants to provide access through the storm drainage reservation to Marcie Drive: however, the adjacent lot owners oppose putting a road through here. The staff feels that access eventually should be through the adjacent undeveloped tract; immediate access could be provided either by a public road or a private way onto Marcie Drive, which could be eliminated when the adjacent tract is developed. Mr. Feldman, the developer, indicated that he would bear all the necessary bridging costs over the storm drainage reservation. At further issue is the fact that policy requires the access road enter Marcie Drive at a ninety degree angles. In order to do this, a small piece of land must be obtained from an adjacent lot owner who is unwilling to sell. The question therefore arises as to whether the Planning Board may approve a deviation from policy to permit connection with Marcie Drive at other than 90 degrees; further, whether the 50 foot right-of-way requirement can be waived. After some discussion, the Chairman directed the Secretary to secure an opinion from the Solicitor's Office as to what powers and authority the Planning Board has in the matter. The Chairman also appointed a subcommittee, Mr. Schafer and Mr. Parrish, which, after receiving the legal opinion, will meet with the tract owners, the developer, and the adjacent lot owners in order to hear all sides of the question.

Presentation of Working Drafts of "Open Space Design Manual" to Board:

Mr. Quimby and Mr. Bangs displayed a mack-up of the proposed manual and provided copies of the working draft to all Board members to: their perusal and comment. The manual is intended to explain the local open spaces law to inthe first and a second design of

the detailed and well-thought-out drafts of the proposed apartment zones which members of the Board had received prior to this meeting. Mr. Schlenger reviewed the statement of purpose indicating that it is the hope of his committee that these new zones will help to clarify and eliminate some of the current controversies and problems of existing apartment zoning. The Residence, Apartment, Urban Zone is recommended for use only in urban centers of the County, centers which will be defined by the Planning Board and enacted into being by Council legislative action. Once the centers have been so designated, urban elevator apartments may be built within them only after approval of the development plan by the Planning Board, this will provide opportunity to implement good planning factors including aesthetic and topographic considerations. The Planning Board will have 45 days to approve plans; if the applicant agrees, the time may be extended. The approval to build must be exercised within 18 months. In the urban zone, accessory uses are strictly limited, only such uses as recreational facilities, dining rooms to serve only the apartment house, and offices in connection with running the apartment. Services such as drug stores and convenience services will be excluded. Mr. Schlenger said that discussion on this problem had been long and discursive; the committee had finally resolved that, since a line couldn't be drawn between necessary and unnecessary uses, no accessory uses should be permitted in order to keep the essential residential character of the zone.

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Mr. Dundore suggested that perhaps under certain conditions a Special Exception might be made, particularly with housing for the elderly; some locational criteria might be built into the requirements. Mr. Gavrelis said that other than the locational criteria for such a zone, this matter of ancillary uses was the big question. Economically speaking, many such services couldn't exist unless they served also the surrounding neighborhood. After a brief discussion, it was decided that the Planning Board subcommittee considering these new zones would look into the matter further.

Mr. Schlenger briefly discussed the formula for determining required distances between buildings on a site and credited Mr. Dembeck with deriving it. The floor area ratio of 2.1 and the requirement of minimum lot areas in terms of the slize of the dwelling units are in pace with modern zoning concepts. The minimal requirement for 1½ parking spaces is a reflection of our affluent society and the requi ements as to physical appearance of parking areas are believed to be

The Residence, Apartment, Suburban Zone, designed for use other than in urbar centers, must meet the requirement of at least one of four specific locational criteria. Locations throughout the County which do meet such requirements have been placed on an overlay to the Composite Master Plan and this graphic proposal is as important as the text in defining and limiting the locations. Area requirements for the suburban zone are significantly different from those of the urban zone. The site must have a minimum of 5 acres, only 15% of the total area may be covered by buildings, and 60% of the site must be in "green area". It was the considered judgement of the Zoning Revision Committee that height in the suburban zone be limited to 80, feet, which permits 8 or 9 stories; a minimum

height is also specified. Two (2) parking spaces per dwelling unit are required. It was also the opinion of the committee that no variances ought to be allowed from height or area requirements unless the request for the variances complied with strict criteria; in no case, however, could the variance exiceed 10%. The committee therefore has proposed that a new Section 307, Variances, be enacted at the same time as the new zones. In summary, Mr. Schlenger said that the Zoning Revision Committee, after working on these drafts of new zones for more than a year, now submits them to the Planning Board for early consideration; he expressed, also, Mr. Agnew's interest in timely action.

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Mr. Dundore thanked Mr. Schlenger for the contribution of his committee and for his clear, succinct presentation.

Mr. Gavrelis reported briefly on what has already been done. The graph ic presentation of both zones on the Composite Master Plan is virtually complete; the staff, and Mr. Dembeck, has had one meeting with representatives from the Homebuilders Association and another meeting with the Planning Board subcommittee. Initial reactions were generally favorable but more detailed comments are forthcoming. The proposals must also be presented to citizen groups, architects, and other agencies for their reactions. Mr. Gavrelis said a realistic appraisal of the timing would be a month or six weeks for the staff to work with these groups; it would then be possible to set up a time table for processing through Council. He noted that some of the Homebuilders representatives expressed reservations as to the economic feasibility of apartments without convenience uses but that they appeared to be impressed with the statements identifying the "how" and "where" of the zones.

Mr. Iglehart asked where the area and height limitations are given for the R.A.U. Zone. Mr. Schlenger pointed out that building height is determined by the floor area ratio (F.A.R.) provisions and yard setbacks, which will allow buildings of 10 stories or higher. Density works on a sliding scale depending on the type of units - number of rooms, etc., and can run from 45 to 90 dwelling units per acre. Mr. Bungs pointed out that these provisions resemble those of the B. L. Zone where buildings fit within a "tent". The question of what is to be done with the provisions for Special Exception for elevator apartments in the existing R.A. Zone will also have to be resolved, possibly by clearly dividing it into a garden apartment zor a and an office building zone.

The meeting was formally called to order at 7:45 P. M., a quorum now being

1. Introduction of Carville M. Akehurst:

Mr. Dundore introduced Mr. Akehurst and welcomed him to membership on the Board. Mr. Akehurst was appointed to the Board to fill the vacancy caused by expiration of Mr. Slowik's term.

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tracts to developers and builders. Copies of the proposed illustrations will be mailed to members to supplement the draft. Mr. Gavrelis said that subsequent action will be to schedule a joint meeting with the Board of Recreation and Parks for discussion, and eventual approval.

Mr. Dundore noted that the apparent rapid acceptance and approval of the amendment and supplement to the Zoning Regulations is not at all indicative of the many hours already spert in meetings, conferences, and hearings on these matters.

"Plan For the Valleys" - Greenspring - Worthington Valleys Planning Council, Inc.

Mr. Gavrelis remarked that this item was carried over from the previous meeting and noted that Board members had been given copies of the "Plan for the Valleys" report. He introduced Mr. William McDonnell, formerly Principal Planner with Wallace-McHarg, Associates, authors of the plan, and who is now the Director of Planning for the Greenspring-Worthington Valley Planning Council, Inc.

Mr. McDonnell said that the Courcil is made up of approximately 1000 people, representing 300 families, who hold over 40% of the undeveloped land in the area. He briefly described the studies and research conducted by Wallace-McHarg Associates as background for the plan, and reviewed, with graphic displays, the physical characteristics of the valleys and their present state of development. He referred to the Valleys housing market survey (which accounted for the studies recently done by the Baltimore Regional Planning Council) which projects population, based on growth patterns, from a present 17,000 to a possible 70,000 in 1980, and 110,000 in the year 2000. At present, urbanization has occurred on the area's perimeter, where utilities are found, but pressures for extension of sewers into the area are increasing, particularly along Park Heights Avenue, in the Jones Falls and Greenspring Valleys and at the Harrisburg Expressway near Timonium. Other growth factor pressures exist, on the West along Reisterstown Road, near Seminary Avenue in the East, and in the northeast in the vicinity of the Greater Baltimore Industrial Park where the need for new housing is being primed by new industries.

Mr. Dundore asked to see a map showing the property of Council members; Mr. McDonnell had none available but indicated the major holdings on a current land use maj. A short discussion ensued with regard to property sales since the study was initiated.

Mr. McDonnell pointed out that, accepting the factors for accelerated growth already discussed, and considering present zoning, subdivision, and health regulations, development of the area could proceed as in the past — and would unless measures are taken to improve upon planning for the suburbs. He displayed a map showing how the area might appear in 2000, called in the Plan the "Specter of Uncontrolled Growth" The only remaining land would be the steep terrain and that in current institutional use, which may or may rat so remain. From this

map, he turned to one graphically showing the principles of development worked out for the area. The principles are:

- 1) keep the major valleys open (Greenspring, The Caves, Worthington, and Western Run);
- 2) prevent development of unforested walls of the valleys and allow development of forested walls, where they do not exceed 25% slope, at one dwelling unit
- 3) develop the plateaus above the valleys in acre lots if forested, and at two dwelling units or more per acre, if unforested;
- 4) provide for higher density use on forested promontory sites;
- 5) create several lakes for flood control and recreational purposes;
- 6) develop town centers serving approximately 20,000 people, village centers serving around 6,000 to 8,000, and hamlet centers which would provide very basic services such as a store and church for approximately 500 people;
- 7) development of an area road pattern which generally follows current County plans with some differences in regard to location of interchanges. Development would be contained on 18,000 acres, with the remainder in either open or in very low intensity use, such as agriculture.

The details on how to accomplish the Plan are contained in the report. Generally speaking, modifications of existing regulations are suggested for gradual implementation as time goes on. For example, it is suggested that, in the R. 40 Zone, development at presently allowed density occur on ½ the project area with the remainder of the land held in open space use; this would require additional public powers to acquire land, or, possibly the formation of a public corporation to assist in this. Another suggestion is to create a special assessment district of this area which would provide the County with enough additional revenue to be able to afford buying up land to be kept essentially open. Another alternative might be the forming of a private development foundation or trust, a profit-making organization, which would acquire land for development and open areas, either by cash transactions or by giving shares in the foundation. Some means of compensation will have to be found, particularly where land owners face the prospect of development of their holdings for an open type use. Mr. McDonnell then, having covered the high lights of the study, asked for gressions.

Mr. Dundore remarked that under the recent local open space legislation the County will be taking very little land from builders; it is difficult to see builders assigning up to 50% of their land for open space. The plan for the Valleys in general seems good; It is possible that the approach through a special assessment district may be

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Mr. Dill pointed out the importance of County policy as to extension of sewers. Mr. McDonnell agreed, emphasizing that the Jones Falls interceptor is an imminent possibility; the G.S.W.V. Planning Council would prefer that extensions come into the plateaus from the east.

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Mr. Gavrelis said that the staff is pretty much in accord on the need to shape utilities policy, but there are many things still to reconcile. The key to success of this plan is the scheduling of utility extensions. Also, there is some promise in R.V.T. type and cluster development for providing open spaces the same yield is obtained but the development is more compactly built. Mr. McDonnell pointed out that if development is carried out under R40 zoning or 1 acre lots, there is no guarantee that, ultimately, public sewer and water supply would not be required at trememdous expense to both property owners and the County Further, if the County controls the acquisition of open space, the County would be better able to design the open space breaks.

Mr. Minor said that, in his opinion, this is an excellent Plan. He asked whether or not, assuming the Planning Board were to adopt this Plan, it would then become a part of the Master Plan? He asked If this were the ultimate goal of the Boards's considering the Plan?

Mr. Dundore said that it would be premature to adopt this Plan without considering all its implications.

Mr. Graef suggested that the Plan gives the Board and the staff the particular interests of the residents in the area. The basic message of the Plan is to make a break with the historic way of developing land. The Plan begins with analysis of natural features of the area and emphasizes retention of the natural or amenity features of the area. Previous development has usually been by happenstances such urban sprawl has increased the County's financial burden. The G.S.W.V. Planning Council would want this Plan considered by the Planning Board along with the recommended implementation measures. The Office and Board should now take the Plan and put it into context with our County-wide and regional planning programs. A long-range plan should be ready in the next 2 or 3 years. At that time, the staff will be able to verify or modify the specifics of the Valleys Plan. At this time the Composite Master Plan presently being processed by the Board is in sympathy with the direction of the Plan for the Valleys.

Mr. I'inor noted that there is some danger in delaying action. Changes occurring In the care over the next two or three years might well prevent carrying out the Plan or cause injury to it.

Mr. Dill pointed out that the major valleys found in the Greenspring-Worthington Valleys area are unique in the County since there are few other essentially open valleys now; this fact may perhaps help to justify some special treatment.

Mr. Dundore said adoption might easily set a precedent and obligate the Board to do something similar for other areas. The Board is not ready to act now.

Mr. McDonnell suggested the Board might approve the Plan in principle.

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Mr. Dundore said that the Board is ready to do so with reservations, but is not prepared to adopt it.

Mr. Gayrelis said the staff is pleased that the residents in the area want an approach of this kind. While pleased with the concept proposed there are many problems of detail to be considered; implementation means, employment potentials in the area, the proposed road pattern, the population goals.

Mr. McDonnell said that is now carrying out a vigorous public information program in the Valleys are a talking to residents and getting their reactions. He will find out and report to the Board the percentage of those in favor of

Mr. Gavrelis suggested that the G.S.W.V. Planning Council would like some recognititon that they are on the right track. Mr. Minor suggested that the Board resolve that it is favorably disposed to the concept of the

Mr. Gavrelis said that the staff will prepare a resolution which will be to the effect that the underlying principles of the Plan are good and that the details require clarification.

The Chairman directed the staff to prepare a resolution for consideration at the next Board meeting. He expressed the thanks of the Board to Mr. McDonnell.

The meeting was adjourned at 9:50 P.M.

NEXT MEETING: Tuesday, October 6, 1964 - 5:30 P.M.

September 23, 1964

Toz Hon. Spiro T. Agner PET ONER'S From George E. Gavrelis EXHIBIT 18

to Zoning Regulations

Transmitted herewith are copies of the Final Report of the Planning Board to the County Council recommending the adoption of an amendment to the existing zoning regulations on trailers and a supplement to the regulations to provide for Car Weshes.

A public hearing on the proposed change to Section 415 - Trailers was held by the Board on February 10, 1964, and this report reflects comments and suggestions of interested parties as well as comments made by the County Solicitor's Office. It should be noted that this amendment, If carried through, should be accompanied by other legislation enabling the Department of Permits and Licenses to establish a permit and fee procedure for the various trailer uses. It is proposed in this amendment that two type of permits be available, either temporary or extended use.

A public hearing on the proposed supplement which adds a new Section 419 - Car Washes was held by the Board on April 21, 1964. As a result of comments made by interested parties at the hearing, together with further information obtained by conferences with Car Wash operators, a revised draft was prepared which includes, by definition, all types of operation except car washing which may be done at a filling station as an incidental service.

Both proposed changes have been reviewed by the County Solicitor's Office for legal form and sufficiency.

At the regular meeting of the Planning Board on September 9, 1964 the Board, members unanimously approved the attached drafts of both proposed changes for transmittal to Council.

C.C:--S. Green (7 copies) S. Moore (2 copies) S. Agnew (2 copies)

George E. Govrelis, Director Office of Planning and Zoning

FINAL REPORT OF THE BALTIMORE COUNTY PLANNING BOARD TO THE COUNTY COUNCIL

RECOMMENDING ADOPTION OF:

- 1. An Amendment to the Baltimore County Zoning Regulations Relating to Trailer Uses
- 2. A Supplement to the Baltimore County Zoning Regulations Relating to Car Washes

OFFICE OF PLANNING AND ZONING BALTIMORE COUNTY, TOWSON 4, MD. 21204 SEPTEMBER 9, 1964

FINAL REPORT OF THE PLANNING BOARD OF BALTIMORE COUNTY TO THE COUNTY COUNCIL

PROPOSED AMENDMENT OF ZONING REGULATIONS FOR BALTIMORE COUNTY

SECTION 415 - TRAILERS

The Zoning Revision Committee forwarded to the Baltimore County Planning Board a recommendation that the existing Section 415 of the Zoning Regulations, relative to uses of trailers, be amended to permit the residential occupancy of trailers on farms of 25 acres or more. Further study by the staff and a zoning text consultant affirmed the need, not only for such amendment, but also for additional changes to legalize actual trailer uses in the County which have resulted in zoning violation hearings by the Zoning Commissioner.

Trailers are in fact now being used as residences by low income families as well as by retired persons. It is recognized, also, that modern trailers and mobile homes are convenient, relatively inexpensive housing, and are superior to substandard tenant dwellings and rural cabins.

The Planning Board therefore recommends a complete revision of Section 415. The following text amendments are designed to establish realistic criteria for trailer uses under specific controls and safeguards:

Amend Section 101, Definition, by deleting the present definition of "Trailer" and substituting the following:

TRAILER (OR MOBILE HOME): Any of the various types of vehicles or mobile homes, with or without motive power, including small structures transportable by a pickup truck or similar vehicle, which are used for human habitation or for business purposes, but excluding vehicles used only for transportation of materials, products, or animals. A trailer (or mobile home) shall still be regarded as such even though its mobility may have been eliminated by remaining its wheels, or otherwise, and placing it on a stable foundation, or rigid supports

The present text of Section 415 is to be rescinded and superseded by: SECTION 415 - TRAILERS

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- 415.1 Residential use of trailers No person shall occupy a trailer for residential use except as follows and subject to the provisions of Section 415.6:
 - a. In an approved trailer park, in those zones where permitted as a Special Exceptions
 - b. On a farm comprising 25 acres or more, in those zones where permitted and subject to Section 415.4;
 - c. On a tract comprising 25 acres or more, outside the Metropolitan District of Baltimore County, but any trailer so used must be located not less than 1000 feet from any other trailer used for residence;
 - d. On a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, in those zones where permitted as a Special Exceptions
 - e. On a type or size of site not covered by subsections 415.1b or c, if the trailer was being used as a residence prio to the date of adoption of this amended Section 415, and subject to the provisions of Section 415.3b;
 - f. By a non-paying guest of the owner of land using a trailer belonging to the guest for not more than a total of 90 days
 - g. For temporary living purposes a provided for in Section 415.2b (1).

415.2 - Business or industrial use of trailers - No person shall occupy, store, or park a trailer for business or industrial purposes except as follows and subject to the provisions of Section 415.6;

a. In a residential zone:

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- 1/ For temporary office and accessory purposes incidental to construction on or development of the premises on which the trailer(s) is located, and in compliance with subsection 415.3a below, but not closer than 50 feet to any adjoining residential lot if such is occupied by a residence within 50 feet of the joint property line.
- 2/ For purposes noted in subsection 415.2a (1), but where too small a lot is involved to permit 50-foot setbacks from adjoining lots. the Zoning Commissioner may approve issuance of a temporary permit for one trailer for such non-residential use for a period not to exceed 90 days, subject to the same minimum yard requirements as are applicable to a permanent dwelling in that zone.
- b. In a business or industrial zone:
- 1/ As a temporary use for living, business, or industrial purposes during a construction period, subject to the same minimum yard requirements as are applicable to permanent structures in that
- 2/ As a continuing use for a sales office in connection with the following types of outdoor retail sales areas, subject to the requirements of the zone where located and to the provisions of Section 415.6:

Farm products:

Garden supplies and plants;

Used motor vehicles, separated from sales agency buildings; Trailer sales and storage.

415.3 - General Provisions

a. In any cases covered by subsections 415.1b, c, d, f, and in subsection 415.2a (1) above, the trailer must be located so as to meet all minimum yard requirements for a dwelling, but in no case may the trailer be located closer to a street than any existing dwelling located on an adjoining lot and fronting on such street except that such setback need not exceed 200 feet.

- In any cases covered by subsection 415.1e, the owner must apply for a permit, as required in Section 415.4, within 90 days after a doption of this amended Section 415.
- c. Storage or parking of trailers.

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- 1/ In a residential zone, a trailer may be stored or parked by the owner in a garage or other accessory building, or in the rear half of a lot, subject to the applicable side and rear setbacks, but in no case less than 25 feet from the property line. In no such case is residential occupancy permitted, nor is more than one trailer permitted to be stored or parked on a residential lat.
- 2/ In a business or industrial zone, trailers for sale in connection with a commercial sales office may be stored or parked in a garage, or in a sales lot area subject to the applicable side and rear yard setbacks and other requirements of the zone where located, but in no case less than 25 feet from a residential zone boundary, and in no such case is residential occupancy permitted.

415.4 - Requirements of permits:

a. For any uses of a trailer covered by Section 415 other than subsections 415.1a and 415.1f, application must be made to the Department of Permits and Licenses for issuance of a temporary or extended-occupancy permit, as the case may be. The granting or renewal of such permit may be subject to the ultimate approval of the Zoning Commissioner, who shall have the power to order the as itslict the same if such grant! or renewal would be detrimental to the health, safety, or general welfare of the locality involved. Where a Special Exception has been granted for a use under Section 415, it shall be deemed that such use will not

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